

Report Title:	Homelessness Strategy 2017-2022
Contains Confidential or Exempt Information?	NO - Part I
Member reporting:	Councillor Simon Dudley, Leader of the Council and Chairman of Cabinet (including Housing) Councillor Ross McWilliams, Deputy Lead Member for Policy and Affordable Housing
Meeting and Date:	Cabinet - 28 September 2017
Responsible Officer(s):	Alison Alexander, Managing Director
Wards affected:	All

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REPORT SUMMARY

- 1 The Royal Borough has a statutory duty to produce a Homelessness Strategy under the Homelessness Act 2002 which must be reviewed and refreshed every five years. This report recommends approval of the Homelessness Strategy 2017-2022.
- 2 The new Strategy takes account of the substantial revisions to housing and planning legislation since the last strategy, and in particular the requirements of the new Homelessness Reduction Act which refocuses front line housing services on prevention rather than intervention at crisis point.
- 3 The Strategy emphasises a continuing multi-agency approach to preventing and reducing homelessness in the borough, with the ambition of helping residents into home ownership.

1 DETAILS OF RECOMMENDATION(S)

RECOMMENDATION: That Cabinet notes the report and:

- i) Approves the Homelessness Strategy 2017-2022 for publication.

2 REASON(S) FOR RECOMMENDATION(S) AND OPTIONS CONSIDERED

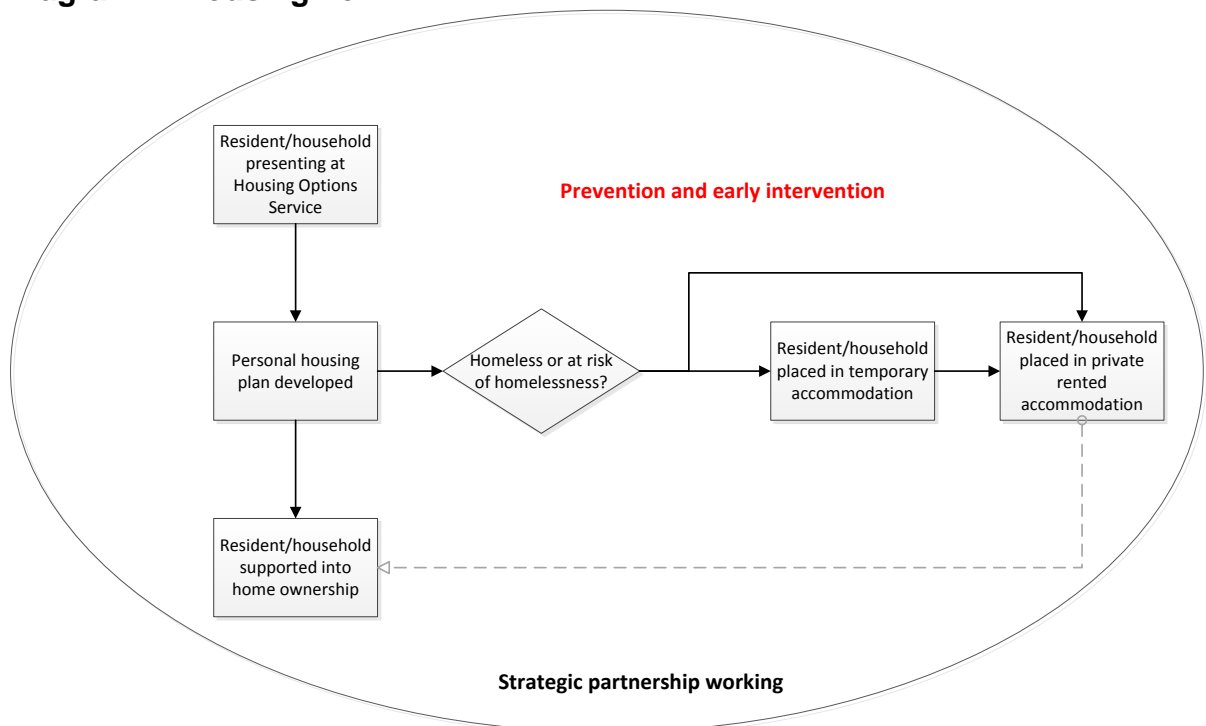
- 2.1 The council has a statutory duty to produce a Homelessness Strategy under the Homelessness Act 2002 which must be reviewed and refreshed every five years. The Homelessness Strategy, see appendix 1, is a five year strategy which focuses on preventing and reducing homelessness in line with the aims of the Homelessness Reduction Act. At the same time, the Royal Borough is committed to supporting those who are already homeless in the borough, recognising the profound effect that homelessness can have on health, emotional wellbeing and life changes. It has put in place a range of provision and services including:
 - The Royal Borough's Housing Options team – providing housing advice and support through the extended provision in the Library and Resident Services hubs in Ascot, Maidenhead and Windsor.

- John West House, Maidenhead – providing eight overnight hostel places for homeless people.
- Braywick Lodge, Maidenhead – provision of four rooms providing “move on” accommodation for homeless people.
- Windsor Homeless Project housing surgery – weekly drop in service providing housing advice and assistance.
- Debt management services in connection with the Citizens Advice Bureau.
- Exchange House – provision of 13 new self contained temporary accommodation homes.

2.2 The Royal Borough provides a variety of housing services to residents from housing the homeless to providing strategic leadership for housing delivery. In 2016, 9,353 approaches were made to the council for assistance with housing needs and 1,518 households were prevented from becoming homeless. The highest need was from single parent females, followed by single males and couples with children.

2.3 The emerging Borough Local Plan will help to address the issues around supply of housing in the long term, including the provision of new affordable housing. The Royal Borough is committed to providing opportunities to realise residents’ aspirations and help them into home ownership, making effective transitions from social rented housing to affordable housing, see diagram 1.

Diagram 1: Housing flow



2.4 The Royal Borough’s overall aspiration is home ownership for all those residents who want to own their home and within that, the vision for its homelessness strategy is to maximise every opportunity to prevent and reduce homelessness in the borough. In order to deliver this vision, four priority outcomes have been identified, supported by a clear delivery plan:

- Enhance homeless prevention services to meet the requirements in the Homelessness Reduction Act.

- Reduce the numbers of households who are in temporary accommodation or rough sleeping.
- Produce a new allocations policy by December 2017 to ensure policies support delivery of the objectives in this strategy.
- Use nominations and partnership working to enable social mobility, supporting residents to move to more suitable accommodation and make best use of stock.

2.5 Key actions from the delivery plan are set out in table 1.

Table 1: Homelessness Strategy action plan

Objective	Actions
Reduce the numbers of households in temporary accommodation and rough sleeping	Reduce the number of households in temporary accommodation by 50% by April 2019 through the allocations process and private rented sector offer.
	Take proactive action to identify those most at risk to prevent them becoming homeless, including exploring the option for court desk attendance in partnership with Slough Borough Council.
	Develop clear housing pathways to manage access to support services for applicants with multiple needs.
	Review the amount and type of emergency housing provision available and compile a register of resources.
	Work proactively with local housing associations and the Citizens Advice Bureau to prevent mortgage repossessions including through the Mortgage Rescue Scheme.
	Implement personal housing plans for residents to support households in temporary accommodation to access longer term housing.
Increase the homeless prevention services to meet the requirements in the Homelessness Reduction Act.	Support households retain their current home.
	Support households find an alternative home, which may be in the private rented sector or a home ownership option.
	Support households to access low cost home ownership.
	Enable vulnerable households to secure independence through supported housing pathways.
Produce a new allocations policy by December 2017	Work with local housing associations to deliver a new allocations policy that meets the housing needs of applicants and promotes effective working with the private sector
Use nominations and partnership working to enable social mobility, support residents that need to move	Work with local housing associations and the Housing Enabling Manager to identify opportunities for transfers and property conversions to meet changing need.
	Deliver a new Young Persons Protocol in partnership with Children's Services to establish a

Objective	Actions
to more suitable accommodation and make best use of stock.	framework for supporting young people in housing need.

Table 2: Options

Option	Comments
Not to approve the Homelessness Strategy. This is not recommended	By not adopting a homelessness strategy, the Royal Borough will not meet its statutory requirements and will not have a coordinated approach to preventing and reducing homelessness in the borough.
Approve the Homelessness Strategy This is the recommended option	The Royal Borough will meet its statutory requirement and will provide a strong strategic and operational framework for preventing and reducing homelessness in the borough.

3 KEY IMPLICATIONS

3.1 The key implications are set out in table 3.

Table 3: Key implications

Outcome	Unmet	Met	Exceeded	Significantly Exceeded	Date of delivery
Deliver the five priority outcomes in the Homelessness Strategy	Less than 100% by March 2022	100% by March 2022	100% by March 2021	N/A	31 March 2022

4 FINANCIAL DETAILS / VALUE FOR MONEY

4.1 The budgeted revenue expenditure for homelessness is £478,000. The Royal Borough receives a Government grant for homelessness prevention measures and all actions identified in the Strategy will be met within existing resources.

Table 4: Financial impact of report's recommendations

REVENUE	2017/2018	2018/2019	2019/2020
Addition	£0	£0	£0
Reduction	£0	£0	£0
Net impact	£0	£0	£0

CAPITAL	2017/2018	2018/2019	2019/2020
Addition	£0	£0	£0

Reduction	£0	£0	£0
Net impact	£0	£0	£0

5 LEGAL IMPLICATIONS

- 5.1 The Royal Borough has a statutory responsibility to publish a Homelessness Strategy under Sections 1-3 of the Homelessness Act 2002 and this must include a review of homelessness in the area.
- 5.2 Part 7 of the Housing Act 1996 places a statutory duty on the council to secure accommodation for certain types of homeless households who are in priority need, such as families with children, and who are unintentionally homeless, that is statutorily homeless households.
- 5.3 The Homelessness Reduction Act will be enacted from April 2018 which will refocus front line housing services on prevention, rather than intervention at the point of crisis.

6 RISK MANAGEMENT

- 6.1 The risks and controls are set out in table 5.

Table 5: Impact of risk and mitigation

Risks	Uncontrolled Risk	Controls	Controlled Risk
Increasing number of homeless households	HIGH	Refocus of front line housing service on prevention. Planned use of temporary accommodation moving to private rented housing	MEDIUM

7 POTENTIAL IMPACTS

- 7.1 The new Homelessness Strategy will provide a robust strategic and operational framework to meet the needs of all residents in the borough.

8 CONSULTATION

- 8.1 The report will be considered by Housing and Planning Overview and Scrutiny Panel on 18 September 2017 and comments will be reported to Cabinet.
- 8.2 Consultation on the priority outcomes has been undertaken with, and endorsed by, local housing association partners.

8.3 Consultation has taken place with relevant officers across the council and their comments incorporated into the draft Strategy.

9 TIMETABLE FOR IMPLEMENTATION

9.1 The implementation timetable is set out at table 6.

Table 6: Implementation timetable

Date	Details
September 2017	Publish approved Strategy
April 2018 and six monthly thereafter	Report on implementation to Planning and Housing Overview and Scrutiny Panel.

9.2 Implementation date if not called in: Immediately

10 APPENDICES

10.1 Appendix 1: Homelessness Strategy 2017-2022

11 BACKGROUND DOCUMENTS

11.1 None

12 CONSULTATION (MANDATORY)

Name of consultee	Post held	Date sent	Commented & returned
Cllr Dudley	Leader of the Council and Chairman of Cabinet (including Housing)	05/09/17	07/09/17
Cllr McWilliams	Deputy Lead Member for Policy and Affordable Housing	26/08/17	04/09/17
Alison Alexander	Managing Director	26/08/17	04/09/17
Russell O'Keefe	Executive Director	05/09/17	
Andy Jeffs	Executive Director	05/09/17	
Rob Stubbs	Section 151 Officer	05/09/17	
Terry Baldwin	Head of HR	05/09/17	
Mary Kilner	Head of Law and Governance	05/09/17	
Louisa Dean	Communications and Marketing Manager	05/09/17	

REPORT HISTORY

Decision type: Key decision 17 May 2017	Urgency item? No
Report Author: Hilary Hall, Deputy Director Strategy and Commissioning, 01432 683893	