

HOMELESSNESS CHANGES 2017-18



Successes

Online
housing
application

No use of Bed and
Breakfast
accommodation
since 2008

All homeless households
are accommodated in the
community

New IT system

Preventions
quadrupled

Support Empower
Turnaround (SET)
Project for victims of
domestic abuse

Creation of 'One
Stop Shop' for public
to access all
homeless services

Homelessness Reduction Act 2017

Focus on early intervention and prevention

Help people earlier at 56 days if threatened with homelessness or to prevent

New code of guidance to be issued

To provide advice and information to any person living in the borough

Encourage customers to fund own accommodation

More support for young people leaving care to access help

Agree a personalised housing plan with customer

Other agencies will have to refer to local authority

New team of advisors to help local authorities

Take reasonable steps to help secure accommodation

Outline steps local authority can take if customer refuses to cooperate

National Homeless Picture



Number of people who present to Councils

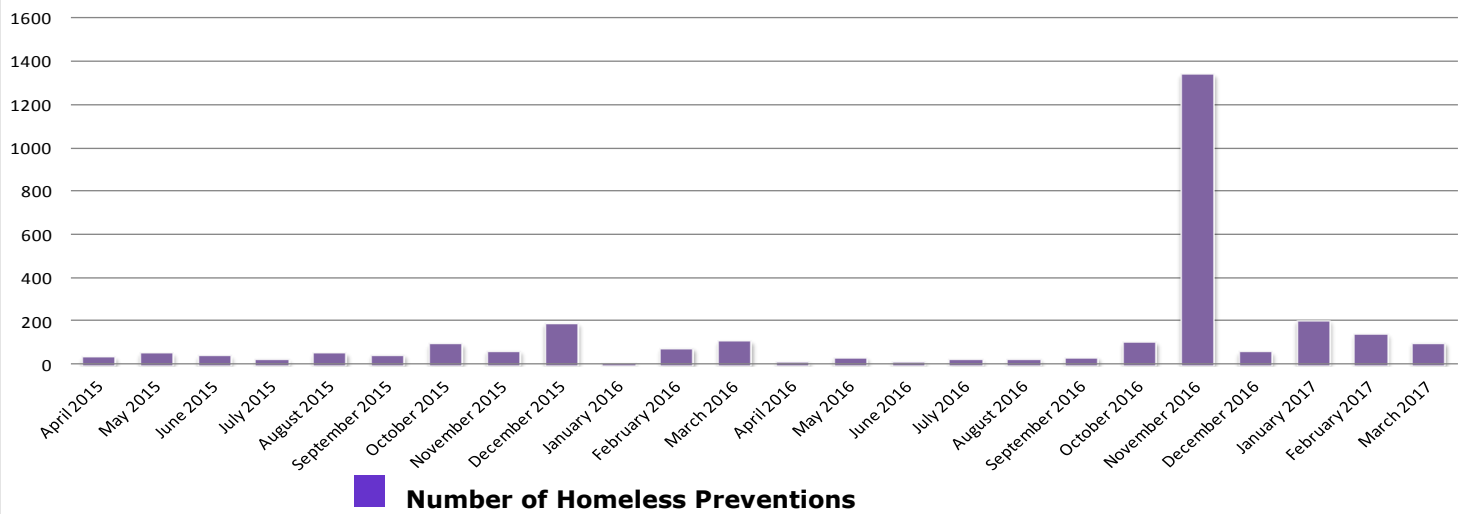
Year	Number of homeless applications made	% change in applications from the year above	Number of households accepted as homeless	% change in acceptances from the year above	% accepted
2014	27,200		12,500		46%
2015	27,640	2%	13,520	8%	49%
2016	29,090	5%	14,760	9%	51%



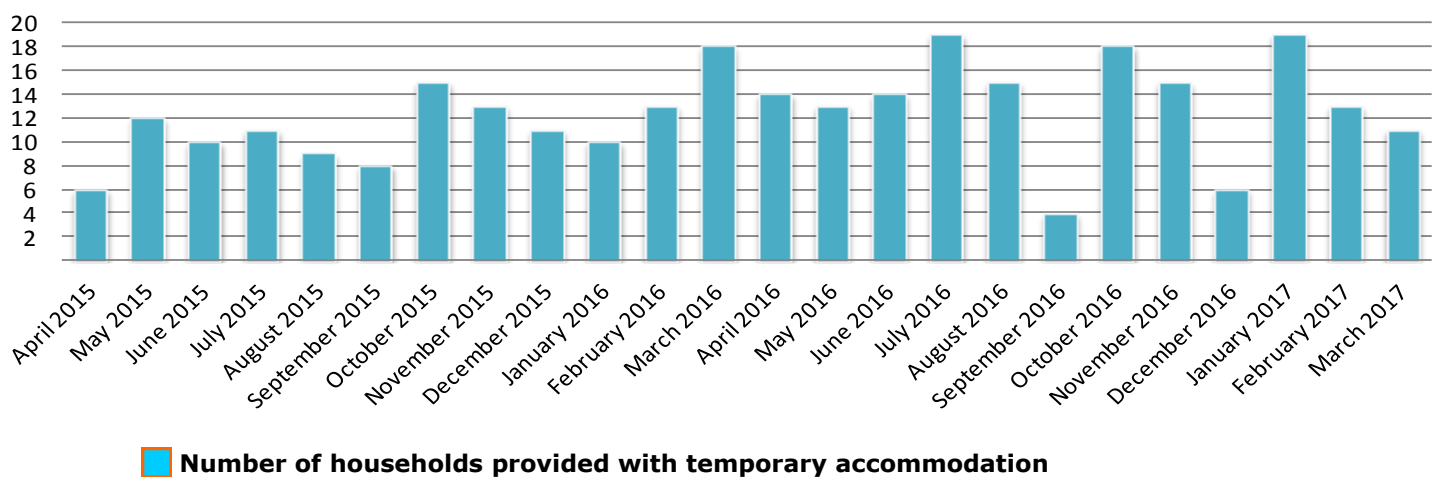
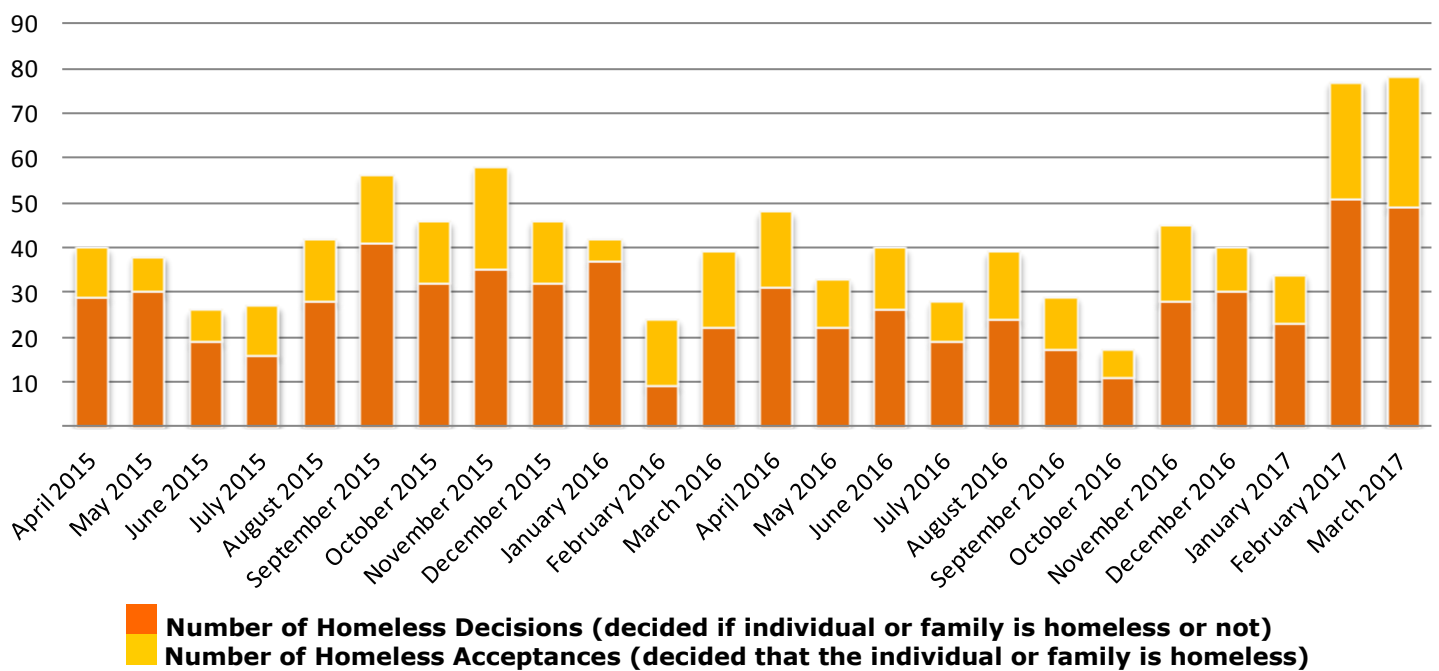
Number of households provided with temporary accommodation

Year	Total number of households in temporary accommodation
2014	58,410
2015	64,710
2016	71,670

HOMELESS STATISTICS FOR BURY- 2015- 2017



The significant increase in November 2016, was due to an internal exercise of including historic homeless preventions -that were achieved by providing housing related support to customers.



For applicants that the Council does not have legal duty to accommodate, there are a range of housing options which will be used. This includes private sector housing, bond scheme, supported accommodation, HEN (Housing, Employment New opportunity) project and other provisions.

The number of people sleeping rough in England has risen each year since 2010.

	2013	2014	2015	2016
People sleeping rough	2,414	2,744	3,569	4,134
% change from the previous year (in table)		14%	30%	16%

Year
2016

Local authorities with highest levels of rough sleeping in NORTH WEST ENGLAND region(s) in year 2016

Manchester	78
Wigan	28
Salford	26
Liverpool	21
Tameside	19
Preston	17
Rochdale	12
Blackpool	11
Wirral	11
Stockport	10

Number of rough sleepers in Bury

2013-10 rough sleepers (estimate)



2014- 0 rough sleepers (actual number counted)



2015- 9 rough sleepers (estimate)



2016- 3 rough sleepers (actual number counted)



Housing benefit will be capped at local housing allowance rates for new tenants. This includes extending the shared room rate, whereby single people under 35 are only eligible for enough support to cover the cost of a room in a shared house. The change will apply to tenancies starting from April 2016 and will take effect from 2018.

Funding for new 'affordable' homes will be doubled, but will be refocused so that most of the funding will be spent supporting new homes for low cost home ownership, rather than to rent.

SOCIAL HOUSING



From April 2016, the government has required social landlords to reduce their rents by 1% every year for the next four years.

Extend the Right to Buy to housing association tenants, offering discounts up to £102,700 in London and £77,000 in the rest of England.

Temporary accommodation management fee currently paid by the Department for Work and Pensions to Councils will end from 2017-2018 and instead an up front fund will be established.



New rules restricting amount of Housing Benefit council or housing association tenants could claim if under-occupying their home. For one spare bedroom, Housing Benefit reduced by 14% per week and for two or more bedrooms by

Universal Credit merged different benefit entitlements into a single monthly payment.

Rent will go directly to claimant

From April 2017, the overall benefit cap, for a working age household with children, reduced to £385 per week (£20k per year) or £442 per week (£23k per year) in London.

Housing Benefit frozen for four years from April 2016, along with Child and Working Tax Credits, Allowance, Employment and Support Allowance, Income Support and Child Benefit.

Universal Credit work allowance will be abolished entirely for non-disabled, childless households. For all other households whose claim includes housing costs, it will be reduced to £44.30 per week (£192 per month).

Harsher sanctions regime for Job Seekers

Allowance. This sets out three levels of fixed periods of sanction for failure to undertake agreed work search activity, ranging from 4 weeks up to a maximum of 3 years for repeated failures.

From April 2017, 18-21 year olds submitting a new claim for Universal Credit will not be automatically entitled to receive the housing costs element.

Welfare Reform

Big changes to benefits

Greater Manchester Plan to Prevent Homelessness and Rough Sleeping

Key GM Themes:

- Deliver a consistent approach to data and systems
- Create a network of Hub provision across GM
- Develop a GM-wide Social Lettings Agency approach
- Create a GM Homelessness Action Network to support and build capacity in the stakeholder sector
- Deliver a Housing First system across GM
- Develop meaningful and consistent customer pathways
- Develop an integrated health and homelessness offer



Bury Homeless Strategy

Understanding needs

Acquiring a better appreciation of the issues to improve services to homeless people

Focus on prevention

Getting in early to minimise problems and reduce demand on services

Good quality

Services are accessible, valued and efficient in improving outcomes for homeless people

Strong leadership and management

Achieving outcomes in line with the Council's policy objectives – at reduced cost

Sustainable communities

Creating an environment where people are well informed, empowered and confident in their own abilities





What does Bury need to do?

Work with AGMA

Review Housing
Allocation Policy
and Strategic
Tenancy Policy

Review all systems
process

Link with new GM
Mayor priority for
homelessness

Develop self help
toolkit and self
assessment

Develop IT systems

Update political
leadership of
progress

Implement new
performance
measures

Embed approach
to homelessness in
neighbourhoods

Develop private
sector offer

Improve offer to
rough sleepers

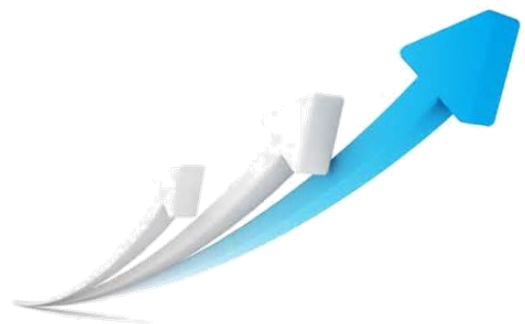
Develop pathways
for specific groups

Provide training
for staff

Review
commissioned
services

Review funding
streams

Review Homeless
Strategy



Glossary

Deposit guarantee/bond scheme- Schemes to help people on low incomes to access privately rented accommodation. In most cases, rather than making a cash payment to the landlord, the organisation makes a promise to pay should the tenant default.

Duty- A legal obligation that must be met. This often refers to the obligations of councils under homelessness law– such as providing housing.

Homelessness- Having nowhere to live. One of the tests that councils apply when deciding what duties they have under the homelessness legislation. The law defines homelessness more widely than sleeping rough. A person may be homeless, even if they have accommodation.

Homelessness decision- A decision, made by the local authority, as to what duty a homelessness application is owed.

Homelessness prevention- Any attempt to prevent a person becoming homeless, by either helping them to maintain their current accommodation, or delaying eviction to allow them to make a planned move to alternative

Interim accommodation/temporary accommodation- Accommodation offered to a homelessness applicant while inquiries are being made into their situation.

Local housing allowance- A system for working out how much housing benefit an applicant is entitled to, which has now been rolled out nationally. It only affects private tenants.

Private sector housing- Any accommodation rented from a landlord who is a private person or company

Right to Buy- The council house 'right to buy' allows residents to buy their council house or flat at a discount

Rough Sleeper- Person not having any accommodation and sleeping on the streets, in open buildings (for example, a car park), in a tent, or in a vehicle

Supported accommodation may be: a house or flat where you receive support from social workers or other

Useful Contact Numbers

Housing Assessment Team – Housing Advice & Homelessness

0161 253 5537

Six Town Housing

0161 686 8000

Bury Rough Sleepers Service

0800 169 2407 (extension 6311) or text 07813459832

E-mail- buryrs@calico.org.uk

Housing Associations in Bury

<http://www.bury.gov.uk/index.aspx?articleid=10634>