

Homelessness Strategy 2008 – 2013

The Council's Homelessness Strategy was reviewed during the first part of 2008 at a time when there has been considerable change in the local housing market. The Council's Executive Members fully endorse the strategic approach being taken with the new Homelessness Strategy 2008-2013 in terms of the emphasis on homelessness prevention. There are however a number of variables which are reflected in the strategy and which should be emphasised in relation to the changes being experienced in the housing market.

Members are particularly concerned that despite the predicted fall in house prices that for the majority of newly formed households or first time buyers the high cost of home ownership makes this option unaffordable for the majority. Restrictions on mortgage availability are further compounding the problem.

Whilst the number of mortgage repossessions for owners occupiers and buy-to-let landlords over the last five years has remained fairly stable it is likely that the economic down turn could lead to a rise in repossessions. Whilst measures have been put in place to provide advice to customers an unexpected increase in homelessness is a matter of concern.

The final point is that the delivery of the planned increase in affordable housing at a rate of 100 units per year may not be achievable until the housing market recovers sufficiently to encourage new housing developments to start. Some new housing developments will continue to deliver affordable housing and housing associations will have the benefit of trying to purchase as many homes as possible. However, the long term supply of affordable homes may be delayed.

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Housing Portfolio Holder

28/07/08

Homelessness Strategy 2008 – 2013

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Part 1 Introduction

1.1 The prevention of homelessness and a reduction in homelessness is considered by Havant Borough Council to be an area of policy priority. Havant faces high levels of housing needs which must be addressed to ensure the continuing economic development of Havant in a way which results in a successful and sustainable community. The Homelessness Strategy 2003 - 2008 has met the majority of the targets it set and in particular has been effective in ending the council's use of bed and breakfast accommodation for families and in reducing the use of temporary accommodation by over 50%. Recognition of the priority of reducing homelessness and helping create a balanced housing market is included in the council's Sustainable Community Strategy 2008-2011 and the Corporate Strategy 2008-2011.

1.2 The Homelessness Strategy is the second to be prepared by the council to comply with the Homelessness Act 2002 and the Code of Guidance on Homelessness 2006. This requires the council as a housing authority to carry out a Homelessness Review and with its partners set out a strategy for addressing homelessness. Four themes emerge from the Homelessness Review 2008:

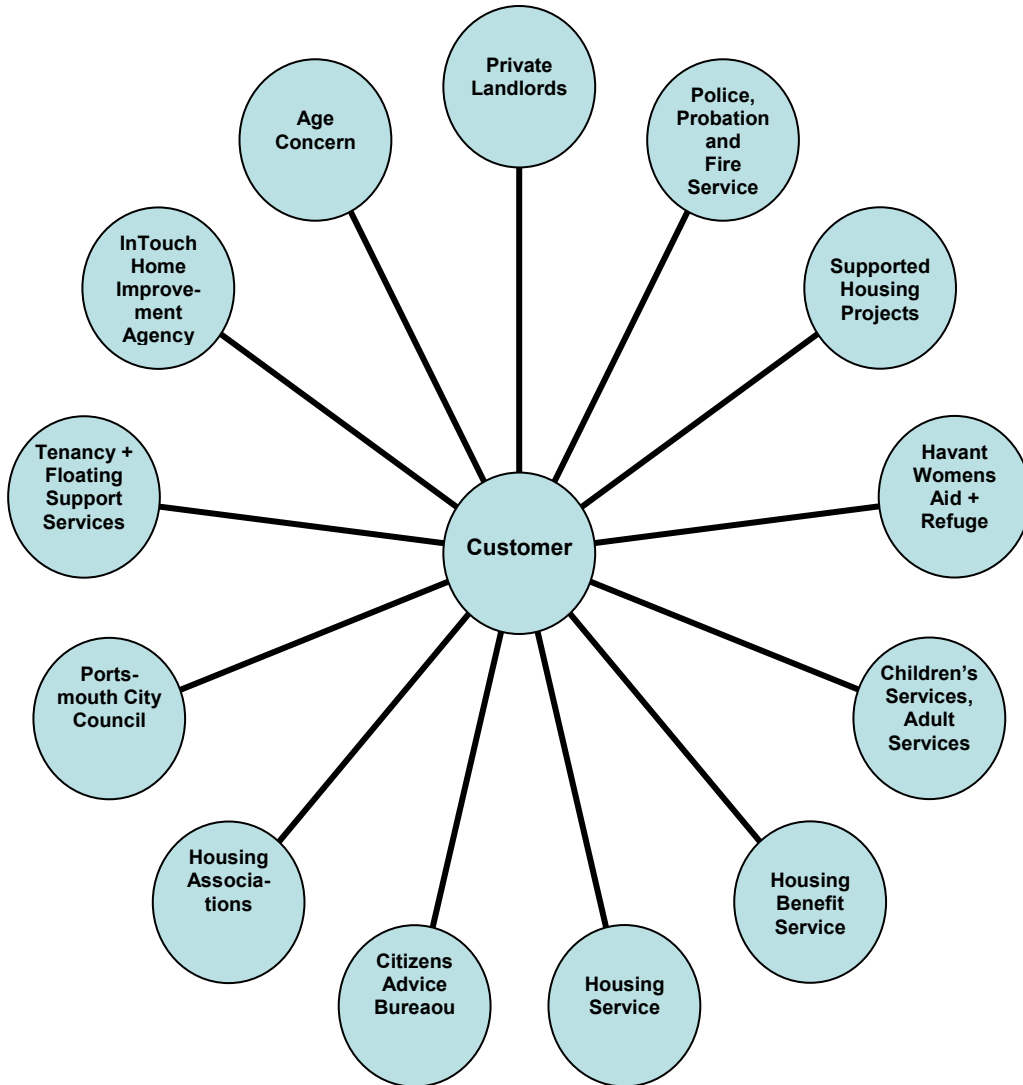
- improving performance
- increasing the supply of affordable housing
- improving the prevention of homelessness
- working with the private rented sector.

1.3 The Homelessness Strategy has been developed in partnership with all agencies working with homeless people in Havant including:

Homelessness Steering Group Representatives from Hampshire County Council Supporting People Team, a Private Sector Landlord and Guinness Care Housing Association
Homelessness Review Stakeholder consultation
Homelessness Stakeholder consultation
Homelessness Customer survey
Havant Borough Council Executive Management Team
Havant Borough Council website consultation
Havant Borough Council Environment and Community Overview and Scrutiny Board
Havant Borough Council Executive

1.4 The Homelessness Strategy has included a review of the services provided by both the council and other agencies working to prevent homelessness. Diagram 1 is a summary of the agencies involved in this work. The diagram simply shows those agencies providing services for homeless people and is not able to show the complex inter-relationship between the service providers and the customers. The success of the strategy is dependent not just on outcomes met by the Housing Service but also the success achieved by our partners working with customers and other stakeholders.

Diagram 1: Organisational involvement in Homelessness Prevention



1.5 This strategy has been written at a time of considerable change in the housing market. Changes in house prices, restrictions on the availability of mortgages for first time buyers and a slowdown of housing development will all have an effect on the deliverability of the outcomes included in the Action Plan. At the time of writing understanding these complex and interrelated issues and the way in which they will impact on the housing market in

Havant are not clear. This strategy may need to be reviewed once a clearer long term view emerges.

Part 2 Strategic Links

2.1 Nationally there have been a number of government policy initiatives offering the council guidance and targets to reduce homelessness. In 2005 the government published a strategy for tackling homelessness entitled “Sustainable Communities: settled homes: changing lives.” The main focus of this strategy was to set a target for halving the number of homeless households living in temporary accommodation by 2010. This followed the government’s earlier target of reducing rough sleeping by 50% and the ending of the placement of families in bed and breakfast accommodation by 2004. The government introduced a series of measures through which it intended to deliver its strategy. These included increasing funding to local authorities and homelessness charities, strengthening the homelessness legislation to include prevention services and increasing the funding to improve the supply of affordable housing. The table below provides a summary of national, regional, sub-regional and council policies relating to homelessness.

Table: Summary of Strategic Homelessness Policies

National Policies	
Sustainable Communities: Homes for all ODPM March 2005	-Funding to help local authorities and the voluntary sector deal with homeless prevention for groups most at risk of homelessness, and to support services such as mediation, security for victims of domestic violence, tenancy support and use of the private rented sector -Increasing the supply of social homes and improving the availability of existing social housing -Halving the number of households in temporary accommodation by 2010.
Sustainable Communities: settled homes; changing lives ODPM June 2005	-Preventing homelessness -Support for people when they are vulnerable -Tackling wider causes and symptoms -Sustaining reductions in rough sleeping: improving hostels -Providing more settled homes -Developing area based approaches.
Homelessness Code of Guidance for local authorities: DCLG July 2006	Statutory guidance on local authority housing and social services’ statutory functions in respect people who are homeless or at risk of homelessness.
Preventing Homelessness: Strategy Health Check Audit Commission	
Tackling Homelessness: The Housing Corporation Strategy November 2006	-Support local authorities in their leadership role to tackle homelessness -Ensure housing associations are fulfilling their statutory duty to work with local authorities contribute to tackling homelessness -Promote cooperation between housing associations and local authorities in tackling homelessness -Embed prevention of homelessness and tenancy sustainment as one of housing associations’ strategic and operational priorities -Promote cross-boundary cooperation choice and mobility for all households -Promote better use of the existing housing stock -Contribute to reducing homelessness in line with promoting sustainable and mixed communities.
National Youth Homelessness Scheme 2006	-A commitment to end by 2010 the use of Bed and Breakfast for 16 and 17 year olds -Improved access to mediation -Use of supported lodgings across the country.
Supporting People Programme	-A programme to fund support services for vulnerable people by providing housing related support. Administered by Hampshire County Council.
Regional Priorities	
South East Regional Housing Strategy 2003 – 2008	-To encourage the building of more homes and to increase in the proportion of social rented housing -To make all social housing up the Decent Homes Standard by 2010 -To improve the quality of private sector housing.

South East Regional Housing Board	
Sub Regional Priorities	
Partnership for Urban South Hampshire (PUSH) Sub-Regional Housing Strategy 2007 – 2012	-To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes -To improve the condition and management and make better use of the existing housing stock -To drive long-term economic prosperity through the principles of sustainable development. -To meet the needs of everyone including homeless and vulnerable groups.
Borough Priorities	
Havant Borough Council Corporate Priorities	-Cleaner -Safer -More Prosperous.
Havant Community Partnership's Community Strategy: Stronger Together 2005-2008	Housing contributes to each of the themes of economy, social inclusion and the environment: "working to bring about a more balanced housing market in which everyone has the opportunity to live in a decent home at a cost which is affordable".
Building Communities: Meeting Needs: Havant Borough Council's Housing Strategy 2005-2010	To address the issue of housing supply to create a more balanced housing market which provides opportunities for people in local employment to secure a home of their own which is affordable.

Part 3 Achievements of the Homelessness Strategy 2003 - 2008

3.1 The Homelessness Strategy 2003-2008 set ambitious targets to be achieved. The implementation plan identified three objectives: preventing homelessness, managing homelessness and improving the supply of affordable accommodation. Of the 23 individual targets 90% were achieved. The emphasis of the strategy was on full implementation of services to prevent homelessness, resulting in a better service for customers and a reduction in both the use of emergency accommodation and temporary accommodation generally. The table below is a summary of the outcomes.

Homelessness Strategy 2003 -2008 Implementation Action Plan		
Strategic Objective 1: Preventing Homelessness		
Proposed outcome : Reduce the number of homelessness applications by 10% each year		
Description	Target	Progress Jan 08
Early Intervention Approach: -making contact with customers early and taking action before customers become homeless	September 03	Completed
Housing Options Model: -offering choice to customers on all housing options	December 03	Completed
Repeat Homelessness: -reducing the number of customers becoming homeless from social housing	September 03	Completed
Homelessness Out of hours Service: -improving the service offered for dealing with emergencies	April 2004	Completed
Reducing Evictions from Rented Accommodation: -increasing intervention to reduce evictions from private rented accommodation	April 2004	Completed
Housing Education Programme: -introducing a programme of visits to secondary schools	April 2004	Partly Completed
Tenancy Support Services: -improving access and availability of support for tenants	April 2004	Completed
One Stop Housing Service: -integration of housing options, housing advice, homelessness and housing register services	April 2004	Completed
Strategic Objective 2: To Manage Homelessness More Effectively		
Proposed outcome : To show improvement from an Audit Commission 'fair' to 'good' assessment		
Supported Tenancy Scheme: -expand the access to private rented accommodation	September 2003	Completed
Family Exclusions: - reduce the number of customers made homeless by their own families	December 2003	Completed
Shorthold Tenancies: -increasing intervention to reduce evictions from private rented accommodation	December 2003	Completed
Reducing domestic violence and relationship breakdown:	March 2004	Completed

-increasing intervention to reduce homelessness caused by domestic violence		
Improving Furniture storage	March 2004	Completed
First Base Landlord Package: -improving the lodgings scheme for young people	April 2003	Completed
Increase accommodation for ex-offenders	Dec 2003	Completed
Bed and breakfast Reduction Plan: -ending the use of bed and breakfast for families	September 2003	Completed
Shared accommodation closure programme: -closing the remaining hostel accommodation for families	September 2003	Completed
Leased Premium Scheme: -offering premiums to housing associations for temporary accommodation	September 2003	Completed
Private rented accommodation: -expand the access to private rented accommodation	September 2003	Completed
Tenancy Support: -improving access and availability of support for tenants	September 2003	Completed
Strategic Objective 3: To Improve Access to Affordable Housing		
Proposed outcome : to reduce the number of homeless households in temporary accommodation by 10% pa		
Havant Housing Register: -introduction of lettings targets	September 2003	Completed
Joint Housing Register: -shared housing register with Portsmouth City Council	March 2004	PCC cancelled project January 07
Choice Based Lettings: -all social housing to be advertised in sub-regional scheme	March 2004	Implementation in January 09

Part 4 The Havant Housing Market in 2008

Havant Profile	
Population 2006	114,508
Black and ethnic minority population 2001	3.5%
Population density	20.7 per hectare
Life expectancy 2002	male 77.1; female 81.5
Number of dwellings	51,298
	Owner-occupied 79%
	Private rented 10%
	Housing Association 5%
	Portsmouth C Council 5%
Number of households	49,401
Average household size 2006 per dwelling	2.3 persons per dwelling
Unemployment 2006	2.4%
Work age population in employment	85%
Percentage of residents happy with the borough as a place to live	80%
Crime compared to the national average	Low
Educational attainment at GCSE compared to the national average	Poor

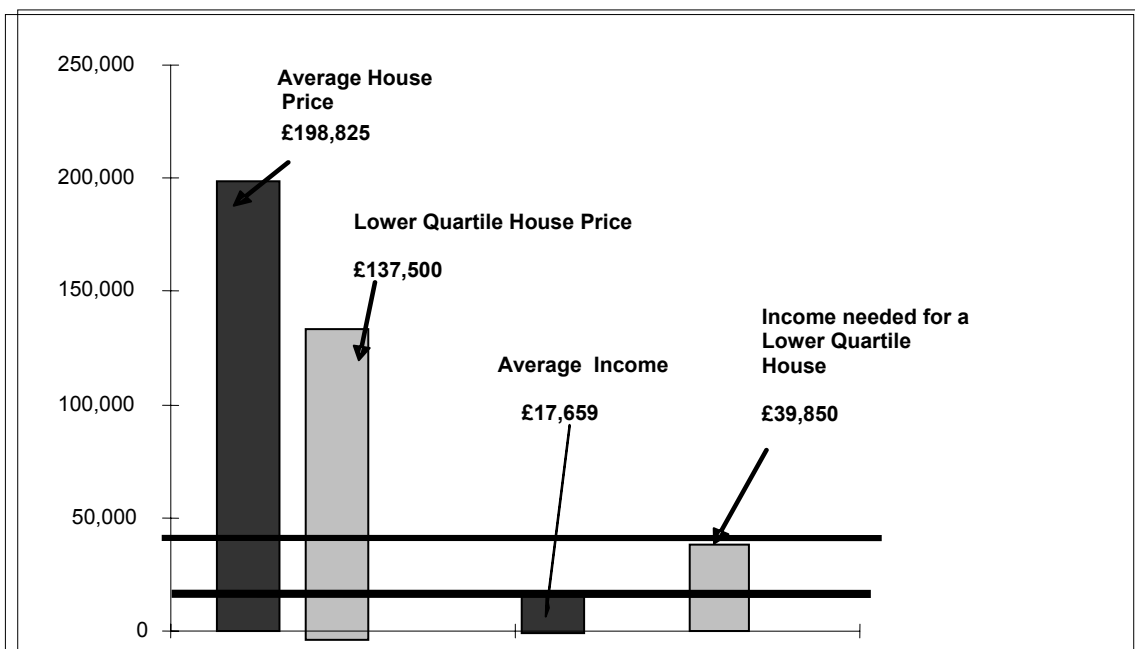
4.1 The housing market in Havant can be summarised as having high housing demand and limited supply. Research indicates that the aspiration of most customers is to become home owners. The affordability of housing, or rather the lack of affordable housing, is the biggest issue faced by newly formed households in the borough. At the sharp end this results in families living in accommodation which is expensive, has limited security of tenure and which can result in homelessness. Less directly the high cost of housing has been shown to limit economic growth, encourage long distance commuting and undermine the social and economic wellbeing of the area. As explained in Section 1.5 the housing market is experiencing a period of considerable change and the long term consequences of these changes for the Havant housing market are not currently fully understood.

4.2 A consequence of the high house prices is that owner-occupation is out of the reach of those households with combined annual earnings of less than £39,850. The average lower quartile house price in the borough is £137,000. To purchase a property valued at £137,000 would require a 100% mortgage based on a 3.5 multiple of an annual income of £39,000. The current mortgage market (May 2008) has placed restrictions on mortgages for first time buyers with the result that typically 90% mortgages will only be provided by lenders requiring purchasers to save substantial deposits (£13,700 in this worked example) as well as fees, legal expenses and stamp duty. The combination of high house prices, relatively low incomes and restrictions on the mortgage market have removed the option of home ownership for most newly formed households. This will place an increasing pressure on the Housing Service. This is recognised in terms of needing to help people access private rented accommodation as being the only viable alternative. There is also evidence of an increasing demand for social rented accommodation, as evidenced by the growth in the number of customers placed on the Havant Housing Register. The table below shows the affordability of home ownership.

Table: Affordability of Home Ownership					
April 2008	Average house prices	Lower quartile house prices	Average income @2006	Gross average income annual income x 3.5 = maximum mortgage (95%)	House price to income ratio
England	£185,616	£115,000	£24,064	£62,181	8.0
South East	£230,717	£147,500	£26,199	£63,171	8.9
Hampshire	£231,021	£150,000	£24,900	£62,706	9.3
Havant	£189,808	£137,500	£17,659	£58,716	8.6

Source NFHA 2008

Table: Affordability in Havant



4.3 The total number of customers placed on the Havant Housing Register continues to rise and now exceeds 4,000. The highest demand is for single person accommodation although there is high demand for all types of accommodation in all areas, with the sole exception of sheltered accommodation. The annual turnover of lettings in the affordable housing stock is relatively low, with only 280 lettings being made each year.

Table: Housing Register Lettings			
	Housing Register Total	Housing Register lettings	Additional Affordable Housing
2005/06	2202	230	136
2006/07	4198	264	111
2007/08	4300	280	137

4.4 Sub-Regional Housing Market Assessment

Analysis of the applications for affordable housing only explains part of the housing need in Havant. In 2005 DTZ Piedad Consulting was commissioned by PUSH to complete a sub regional Housing Market Assessment (HMA). The HMA provides a statistical analysis of housing need across the sub region. The first phase of the assessment was completed in April 2005 and a second phase was carried out by DTZ in October 2006. The HMA provides a robust evidence base for the consideration of the affordable housing requirements in the sub-region. The following conclusions and recommendations were reached by the HMA:

“There are excessive levels of housing need within South Hampshire. The level of housing need far exceeds what could be supplied in the sub-region. These households are predominately single person and other small households...

The majority of current households in the sub-region are couple households either with or without children i.e. family households. Single person households are the next largest group and make up a very significant proportion of all households...

However there are differences between different districts in whether this is driven by older households, as in Fareham, Havant, New Forest and Winchester or younger households, as in Southampton and Portsmouth...

What this means for the types of dwellings required in the future is complex. The type and size of dwelling that households demand is not necessarily driven by what they strictly need. If one examines the current relationship between households and the dwellings that they currently occupy and apply this to the expected growth in future households one can estimate what the requirement is for size of new dwellings. Broadly the indication is that roughly 45% of the new dwellings should be 3, 4 and 5 bed dwellings, 30% 2 bed dwellings and 25% 1 bed dwellings.”

In their second report DTZ make the following recommendations for policy in South Hampshire:

“It is important to provide developers (and communities) with some certainty through the planning policies contained in the Local Development Frameworks of the South Hampshire local authorities. DTZ suggest that the best means to achieve this certainty would be for the authorities to adopt a consistent affordable housing quota across the sub-region. DTZ suggest that up to 40% affordable housing could be justified, with the precise quota defined

according to site-specific factors including the economics of development and mixed community objectives as well as the impact on overall housing delivery.

The evidence suggests that elderly households – either couples or people living alone - already make up a significant proportion of the population of households and are set to become even more significant in the future, particularly in some parts of the sub-region. The South Hampshire authorities should plan for the requirements of these households in order to provide them with living choices that enable them to remain within their community and access services as they get older.

The DTZ study confirms that the sub-region has an existing backlog of 5,000 affordable homes. A massive shift in supply is therefore needed just to get back to a balanced housing market. Any expectation that the existing backlog of need should be met in 5 years would mean a net addition of 1000 affordable homes per annum across the PUSH area. Unless there is major change in affordable housing supply, the backlog in Havant will continue to increase.

Part 5 Consultation and the Homelessness Review

5.1 The Homelessness Strategy 2008–2013 has been developed in partnership with customers and stakeholders working to prevent homelessness in Havant. The consultation started with a Homelessness Stakeholder Day in March 2008. This was followed by requests for submissions from stakeholders, a customer survey and further invitations for comments by placing the draft Homelessness Strategy 2008-2013 on the Havant Borough Council website. Along with the consultation the overall preparation of the strategy has been managed by the Homelessness Review Group. This group has exercised editorial control over the drafting of the strategy.

A summary of both the Homelessness Review and the consultation is contained in more detail in a separate document: “Homelessness Review 2008.” This can be viewed at the Housing page of the Havant Borough Council website www.havant.gov.uk

5.2 Preventing homelessness: Homelessness Key Lines of Enquiry

An important part of the Homelessness Review has been the completion of the Audit Commission’s Homelessness Key Lines of Enquiry. This “toolkit” has been completed as a way of measuring the effectiveness of the services provided for customers in Havant as compared to the service provision envisaged by the government. This document details the key lines of enquiry used by the Audit Commission Housing Inspectorate when inspecting homelessness and housing needs services. The document once completed will be placed on the Housing page of the Havant Borough Council website www.havant.gov.uk

5.3 Homelessness Review 2008 Summary: Data Analysis

5.3.1 The Housing Service has seen a significant rise in the number of customers recorded as seeking housing options advice.

2003/04	2004/05	2005/06	2006/07	2007/08
n/a	n/a	2236	5482	6458

5.3.2 The emphasis taken over the last 5 years by the Housing Service on homelessness prevention has led to a reduction in homelessness acceptances.

Table: Homelessness Interviews					
	2003/04	2004/05	2005/06	2006/07	2007/08
Accepted	208	198	151	99	112
Intentionally homeless	9	5	7	6	4
Not in priority need	29	54	90	58	23
Not homeless	482	467	551	588	554
Ineligible	4	15	3	4	5
Total interviews	736	738	806	755	698

5.3.3 There has been an end to the use of bed and breakfast accommodation for families and very little use of the accommodation for single people.

Table: Bed and breakfast occupation (year end)				
2003/04	2004/05	2005/06	2006/07	2007/08
4	1	0	1	2

5.3.4 The number of households recorded as being in temporary accommodation has fallen by more than 50%.

Table: Temporary accommodation reduction (year end)				
2003/04	2004/05	2005/06	2006/07	2007/08
453	395	369	278	194

5.3.5 Analysis of customers

Analysis of customers interviewed over the last five years confirms that the main cause of homelessness is newly formed households being asked to leave home either by parents, other relatives, or friends. The second most common reason for homelessness is the breakdown in relationship with a partner: in half of these cases it involves domestic violence. The third reason for homelessness is the ending of assured shorthold tenancies by landlords.

Table : Analysis of reasons for homelessness					
	2003/04	2004/05	2005/06	2006/07	2007/08
Parents no longer willing to accommodate	63	57	39	50	34
Other no longer willing to accommodate	36	22	28	30	24
Non violent breakdown of relationship with partner	19	29	21	14	24
Violent breakdown in relationship with partner	13	12	7	18	25
Violent breakdown of relationship involving others	1	1	1	0	0
Racially motivated violence	0	0	0	0	0
Other forms of violence	1	1	3	0	0
Racially motivated harassment	0	1	0	0	0
Other forms of harassment	0	1	0	3	2
Mortgage arrears	4	3	11	3	7
Rent arrears- social housing	3	0	0	0	0
Rent arrears-private sector	0	0	2	1	2
Termination of assured shorthold tenancy	36	26	34	21	18
Other reasons for loss of assured shorthold tenancy	11	30	14	3	7
Loss of NASS accommodation	0	2	0	0	0
Left prison/on remand	10	4	2	0	3
Left hospital	11	11	2	0	0
Left other institution	3	7	0	0	0
Left HM forces	0	1	0	1	0
Other including emergency	6	2	1	0	1

5.4 Future trends

The changes in the economic outlook and financial markets which are currently taking place are likely to lead to an adjustment in the local housing market. Whilst it is not possible to assess how the market is going to change over the next 5 years there is every possibility that the downward trend in bed and breakfast, temporary accommodation and homelessness acceptances experienced over the last 5 years may not be sustained. There is concern that the difficulties for first time buyers obtaining mortgages may lead to an increase in homelessness applications. The fall in the yield gained from buy-to-let investment and the health of the private rented sector market in general may result in a contraction of the rented supply, resulting in additional demand for social rented accommodation.

5.5 Summary of the Homelessness Review and consultation

This section of the strategy provides a summary of the outcomes from the consultation with customers, service providers and other stakeholders.

5.5.1 Gaps in the provision of housing

- an insufficient supply of Affordable Housing of all sizes
- patchy coordination on homelessness prevention between agencies
- insufficient supply of private rented accommodation
- a lack of information on mortgage rescue and money advice
- the need for a gypsy and traveller transit site.

5.5.2 Improvements in service provision

- improve the homelessness prevention service to customers
- introduce Choice Based Lettings
- improve the Supported Housing Panel
- joint training with partners
- training for private sector landlords: a landlord accreditation scheme.
- improve services for young people: re-establish the education programme and improved access to emergency lodgings
- reduce the risk of domestic violence by supporting sanctuary schemes, MARAC and outreach services
- improve housing options for older people
- support customers placed in accommodation
- link customers in accommodation to employment services
- improve links with the court desk scheme and money advice services.

The results of Havant Homelessness Review 2008 have identified four strategic objectives:

- improving performance
- increasing the supply of affordable housing
- improving homelessness prevention
- working with the Private Rented Sector.

Part 6 Homelessness Strategy Objectives

6.1 Objective 1: Improving Performance

The Homelessness Strategy seeks to have no rough sleeping in Havant; to end the use of bed and breakfast accommodation; to halve the use of temporary accommodation; and to provide an excellent housing service by 2013.

The vision for the service is that a comprehensive, customer-focused housing service is delivered in Havant. This will focus on four main outcomes:

6.1.1 Meeting housing need with a wider range of solutions

Customers will be made aware of a full range of housing options including shared ownership and private rented accommodation. Improved advice will be offered to vulnerable customers and older people. The introduction of Choice-Based Lettings will increase options for customers.

6.1.2 Using housing more effectively

The housing service will improve its partnership working with housing associations to ensure that the housing stock is used effectively. Improvements will be made to nominations and lettings introduced by Choice Based Lettings including transfers and exchanges and mobility across boundaries to East Hampshire and Winchester districts. A closer partnership with the Home Improvement Agency and the Environmental Health Service will help deliver a better service to owner occupiers and private tenants to help them remain in their homes, with a particular emphasis on housing advice for older persons.

6.1.3 Tackling worklessness

Housing and employment are closely linked. Sometimes the lack of a job will stop someone finding accommodation and the lack of a stable home can make it difficult for customers to find employment. This is a particularly important issue for Havant where the educational attainment and skills levels are well below the national average. Considerable investment is being made in skills and learning in the borough. The Housing Service will aim to work with unemployed customers who are living in private rented accommodation and will link them to other agencies helping people into employment or training.

6.1.4 Improving customer service

Providing services which are designed with the customer in mind and which are accessible and provide good, understandable advice and information will help provide customers with a positive view of Havant Borough Council's Housing Service.

6.1.5 Summary of Objective 1 Actions

Action 1: To provide an excellent housing service for all customers and to aim to obtain a three star Audit Commission assessment by 2013.

Action 2: No rough sleeping by 2010.

Action 3: To end the use of bed and breakfast accommodation by 2009.

Action 4: To achieve a 50% reduction in temporary accommodation to 85 homes by 2013.

6.2 Objective 2: Increasing the Supply of Affordable Housing

6.2.1 As a result of the high costs of owner-occupation and the relative disadvantages of private rented accommodation, affordable housing is in high demand in the borough. Each year there are only 250–300 lettings of social rented housing and there are around 4,000

customers waiting for these vacancies. This crude analysis of supply and demand simply highlights the high level of demand for all types of social housing. An improved supply of social rented housing will contribute to the overall requirement to end rough sleeping, end the use of bed and breakfast accommodation and reduce the use of temporary accommodation by 50% by 2013.

6.2.2 Increase the supply of Social Rented Accommodation

Over the past 5 years there has been considerable investment in providing more affordable housing for people in need. This has included investment in both social rented homes and shared ownership, resulting in over 500 additional homes. In the last two years the supply of new housing has for the first time exceeded the loss of accommodation as a result of the right-to-buy.

Over the period 2003-2008 the council's target has been to provide 100 additional affordable homes per year including both shared ownership and social rented homes. This target has been supplemented by the addition of an average of 10 homes purchased under the homebuy initiative for key workers. From 2009/10 onwards the total number of affordable homes delivered each year should improve as a result of an increase in the total number of housing developments being completed and additional funding from the Housing Corporation as part of the government's growth agenda. The new target of 105 homes per year is subject to the housing market continuing to grow and this may be affected by the credit crunch as previously explained in section 1.5. In addition the council's policy on affordable housing as included in the draft Local Development Framework would increase the proportion of affordable housing on larger sites from 30% to 40% and is included in the projections from 2011/12 onwards.

Table: Additional Affordable Housing 2003 – 2013

	2003/04	2004/05	2005/06	2006/07	2007/08	Projected 2008/9	Projected 2009/10	Projected 2010/11	Projected 2011/12	Projected 2012/13
Affordable target	100	100	100	100	100	100	105	105	126	126
Social Rented	87	37	102	66	77	70	74	74	88	88
Shared Ownership	10	0	0	35	50	30	31	31	38	38
Homebuy	21	12	63	10	10	10	10	10	10	10
Total	118	49	165	111	137	110	115	115	136	136

The Housing Associations in the borough manage more than 5000 housing association rented homes. Any increase in the total number of affordable homes will help to provide accommodation for those most in need. It should be noted that the development of shared ownership homes does not usually directly help households who have been accepted as homeless. The shared ownership homes are an important contribution to the operation of the housing market by assisting people who cannot afford to purchase on the open market. It is, however, recognised that it is social rented accommodation rather than owner occupation which is sought by the majority of homeless households. The council's Affordable Housing Policy seeks to address this housing need by ensuring that new affordable housing developments provide 70% social rented homes with the remaining balance made up of shared ownership homes. The Housing Strategy has the aim of continuing to provide new affordable homes and is working with developers and housing associations to ensure that this need is met. These developments will include a mix of different types and sizes of homes so

that the needs of families as well as single people can be met. The details of this area of work are presented in the Housing Strategy 2005-2010.

6.2.3 Efficient Management of Social Housing

The council needs to ensure that there is good management of all the social homes provided in the borough and that housing associations let their homes quickly. Consideration needs to be given to issues relating to under-occupation (which are to be considered as part of the Older Persons Review); tenant mobility including tenants who wish to exchange or transfer; and the suitability of some of the housing stock. All housing associations who manage homes in Havant have signed up to a binding nominations agreement with the council and agree to work in partnership with the council in terms of letting and managing their homes.

During 2009 the way in which social rented homes are let will change dramatically. The council has set up a partnership with East Hampshire District Council and Winchester City Council to set up a sub regional Choice-Based Lettings Scheme. This scheme has agreed a joint allocations framework across the three areas. The scheme plans to go live early in 2009. It will allow greater choice and mobility for customers seeking social housing across the three districts and provide an improved customer service.

6.2.4 Summary of Objective 2 Actions

Action 1: To provide 562 additional affordable homes by 2013.

Action 2: 70% of the affordable homes to be social rented.

Action 3: To maximise the use of housing association lettings.

Action 4: To review Older Persons' housing needs, under-occupation and tenant mobility.

Action 5: To implement Choice-Based Lettings in 2009.

6.3 Objective 3: Improving Homelessness Prevention

6.3.1 Since 2003 the approach taken by the council to preventing homelessness has resulted in considerable improvements: the end of the use of bed and breakfast, declining numbers of households living in temporary accommodation and a reduced level of homelessness acceptances. The basis of this improvement has been the implementation by the Housing Service of the early intervention approach by well-trained and managed housing staff. This has been supplemented by the adequate provision of accommodation through the Supported Tenancy Scheme.

6.3.2 Improving Early Intervention

The emphasis over the next 5 years is to ensure that the standards of the early intervention approach are maintained. This will be done by continuing to provide knowledgeable and skilled housing service staff and good quality staff supervision. Housing staff with skills to prevent homelessness also need to be able to undertake detailed casework to help support customers who have more complex problems such as landlord harassment or mortgage arrears. To support the Housing Service achieve an improvement in quality the aim is to invest in new IT software which is designed to monitor housing advice casework and to integrate this area of work with the Housing Register and Choice Based Lettings. This will help improve the efficiency of the service.

The Housing Service will continue to target Department of Communities and Local Government Homelessness Grant for this area of work. Funding for a Homelessness

Prevention Officer is agreed up until 2010 to enable an increased level of intervention with customers who are in crisis. This involves direct intervention by visiting customers in their homes and working with them intensively until the homelessness is prevented. There will be continued emphasis on picking up referrals from Housing Associations, the Court Desk, and Mortgage Lenders; and on visiting customers in their homes. Consideration will be given to using mediation services to resolve disputes between parents and their children and to start work on the linking of customers into money advice services and employment services. This preventative work involves detailed casework often over a long period of time.

6.3.3 Better Partnership Working

A number of differing agencies work with customers facing homelessness and it makes sense that these agencies work more closely as a partnership. There are a number of links between services already through the Havant Supporting People District Inclusive Forum, the Domestic Violence Forum, the Private Landlord Forum and the Supported Housing Panel. The report back from the Homelessness Strategy Day was that agencies would welcome getting together more often and that a regular forum would be used to exchange information and help services to work more closely together. It is proposed that a Housing Forum is organised by the Housing Service to be held quarterly immediately after the District Inclusive Forum. The new Housing Forum would replace the Domestic Violence Forum and the Private Landlord Forum. This initiative would be funded from existing Housing Service budgets. Faced with increasing problems over mortgage arrears and household debt one of the first issues for the Housing Forum would be to address the provision of money advice services in the borough.

6.3.4. Young People

The past five years have seen a steady improvement in services for young people. The Housing Service has developed a more comprehensive way of working with young people to ensure that the statutory obligations to 16 and 17 year olds are met. A summary of the service is :

- All 16–18 year olds faced with homelessness are interviewed by a Housing Advisory Officer based in the Housing Service
- Joint working with the Connexions Service, the Teenage Pregnancy Coordinators, Children's Services and staff managing the Young People's Project
- The 16 Plus Panel coordinates the joint assessments of young people and manages access to and arranges, "move on" accommodation from the projects at Brent House, Crystal House, Dunsbury Way and Carrick House
- An Education Programme visiting secondary schools to talk to pupils about the difficulties of leaving home and of finding accommodation
- A lodgings scheme providing rooms in owners homes
- SFT offer Floating Support to young people including teenage parents who are having problems managing at home.

This level of partnership working needs to continue to ensure that the services being provided meet the young peoples housing needs. The requirement to end the placement of young people into bed and breakfast accommodation before 2010 means that an alternative emergency provision has to be developed. The Strategy is that agreement will be reached with the Young People's Project to provide an emergency bed for 16 and 17 year olds.

The Housing Service lodgings scheme will be reviewed and negotiations opened with Stonham Housing Support, with a view to taking over and expanding the scheme.

The Housing Service will continue to support the 16 Plus Panel and work with the Teenage Pregnancy Strategy and the Education Programme. A new emphasis will be placed on providing a limited emergency bed provision and on ensuring that sufficient floating support and mediation services are available to both parents and young people.

6.3.5 Improving Tenancy Support Services

Tenancy support is a key part of homelessness prevention. The 2006 Hampshire Supporting People Review of Homelessness Services resulted in the reconfiguring of some of these services. The services are now provided by EC Roberts for intensive family support and a more generic service provided by Guinness Care. These services have been effective in maintaining tenancies, with the result that there are very few cases of repeat homelessness in Havant.

However, there is a continuing need to ensure that all households receive the support they need. The broad aim of generic floating support is to provide person-centred support by helping vulnerable people to remain independent within their homes; avoid eviction and potential homelessness; access other services as required; engage in employment, education and training; and contribute to the preventative agenda.

Support is defined as help given to promote independence. This may include support to cover housing-related costs such as the payment of rent, service charge or mortgage; the setting up of utilities; support to keep accommodation warm, safe and comfortable; support to develop and sustain good relationships with neighbours; support to access appropriate services; and support to maximise self development. All support given is tailored to meet individual needs to a maximum of two years.

Support can ensure that customers facing these types of difficulties do not become homeless. There is a need to ensure that support services are provided for customers living in the social rented sector as well as those who are owner-occupiers and private tenants. The Homelessness Strategy will continue to support investment in resources in this area.

6.3.6 Accessing Supported Housing

Havant has a good provision of supported housing for vulnerable customers. This includes projects for people with mental health problems and learning difficulties. These services are funded through the Hampshire Supporting People Programme. Access to these services is controlled by the Havant Supported Housing Panel (SHP). The purpose of the SHP is to regulate both applications from customers for supported housing and move on from the projects. The SHP is effective in managing this process and has successfully helped reduce the number of vulnerable customers placed in inappropriate accommodation. The Homelessness Strategy will continue to support the work of the SHP to ensure that vulnerable customers are placed in supported housing.

6.3.7 Reducing the risks of Domestic Violence

Domestic violence is a key cause of homelessness in Havant. Incidences of violence in Havant are amongst the highest in Hampshire and this is a cause for concern. Rather than only dealing with the victims of violence the Homelessness Strategy seeks to support

community initiatives to reduce domestic violence. Through the Hampshire Supporting People Programme, increased funding was agreed from 2007/08 for the Havant Women's Aid Domestic Violence Outreach Service. This provides support for women who are in fear of violence. This preventative work is currently in contact with up to 40 victims and is preparing a community based education programme. This work fits well with the coordinated approach to victims introduced by closer working relationships implemented by the Police through the Multi Agency Risk and Assessment Conferences (MARAC) process. The strategy also seeks to support agencies such as Relate to provide more support for people undergoing relationship breakdowns. Improvements in this area of service may help reduce domestic violence.

The second priority in this area is to support any plans by Havant Women's Aid to provide an improved refuge. The current accommodation is a traditionally modelled property with six rooms and shared facilities. An ambitious plan to provide more self-contained accommodation with some communal facilities and some linked move-on accommodation is being drawn up by HWA and sites in the borough are being sought. The Homelessness Strategy will support the Outreach Service and the re-provision of the refuge.

6.3.8 Better Services for Single People

The housing service will continue to work with all customers threatened with homelessness, including single people, by ensuring that good housing advice and support is offered. The Housing Strategy will continue to support the inclusion of one bedroomed affordable homes as part of the plans to develop mixed and balanced communities. This development work with housing associations will try to include the specific requirements of offenders covered by the Multi Agency Public Protection Agreement (MAPPA) arrangements. The Housing Service will continue to work with the Winchester Prison Release Programme, the Supporting People-funded Support and Rent Bond Scheme and other initiatives, to assist ex-offenders to find suitable accommodation.

6.3.9 Sites for Gypsies and Travellers

In 2007 a Hampshire wide Gypsy and Traveller Housing Needs Assessment was completed and this has been augmented by the countywide Travelling Showpeople Accommodation Assessment 2008. The Gypsy and Traveller Assessment reported that there was considerable under-provision of permanent pitches for gypsies and travellers and no transit sites in Hampshire. It is likely that the council will be required to permit around 4 permanent pitches on a site in the borough and to help provide a transit site to be shared with other South Hampshire authorities. The Homelessness Strategy agrees with these general principles and will support the provision of both permanent pitches and a transit site.

6.3.10 The needs of the Black and Minority Ethnic Community

The Housing Service will continue to help all customers with respect and with dignity. This is set out in the council's Customer Care Policy and in the Housing Service Customer Standards Statement. All customers contacting the Housing Service are monitored with regard to ethnicity, vulnerability and disability. The council subscribes to Language Line and the Housing Service uses this when interpreting is required. Demand for the service has been limited but is very effective when used. Information for customers is not generally available in multiple languages owing to the low demand for any particular language in the borough. At the 2001 Census the non-white population was recorded as being 3.5% of which there was no particular single grouping of ethnicity. All materials can be translated or formatted into

Braille or audio or large print format on request. Analysis of the homelessness and the Housing Register records shows that representation is generally proportional to the community as a whole. The aim of the Housing Strategy is to continue to research the housing needs of the BME community in Havant.

6.3.11 Summary of Objective 3 Actions

Action 1: Improved homelessness prevention.

Action 2: Better Housing Partnership.

Action 3: Improved services for young people : emergency bed.

Action 4: Improved tenancy support services.

Action 5: Access to supported housing.

Action 6: Reducing the risk of domestic violence.

Action 7: Better services for single people.

Action 8: Sites for Gypsies and Travellers.

Action 9: Assessing the needs of the Black and Minority Ethnic Community.

6.4 Objective 4 : Working with the Private Rented Sector

6.4.1 Over the past five years the private rented sector has made a significant contribution to the prevention of homelessness. An improved supply of private rented housing will contribute to the overall requirement to end to rough sleeping, end the use of bed and breakfast accommodation and reduce the use of temporary accommodation by 50% by 2013. The private rented sector has provided homes for the council's Supported Tenancy Scheme and the Housing Association Leasing Scheme. Despite the uncertainties of the economic outlook, the Homelessness Strategy aims to continue to use the private rented sector to make up the shortfall in the provision of social housing.

6.4.2 The Supported Tenancy Scheme

The Supported Tenancy Scheme has been in existence since 2002 and is now a critical part of the approach to dealing with homelessness. The scheme provides accommodation for customers which in the past the Council would have placed in bed and breakfast accommodation. Having a good supply of accommodation ready to be offered to customers enables homelessness to be prevented in the majority of cases.

Since 2002 the scheme has grown so that there are now over 200 tenancies supported by the scheme. The scheme is managed in the Housing Service by two full-time staff. There is a limit to the capacity of the scheme and the level of service which can be offered to support 200 households. During 2008/09 a review of the scheme will be carried out to assess administrative arrangements and to set a limit on the size of the scheme.

6.4.3 Housing Associations as Managing Agents

Portsmouth Housing Association has managed a stock of private rented properties for a number of years. The council will continue to support the use of leased accommodation to prevent homelessness. The association is being encouraged to purchase or lease more homes in Havant with a concentration on one and two bedroomed homes. It is hoped that the successful management of these homes will enable the association to enter the residential lettings market more generally and that this will help meet some of the demand which is anticipated from customers who would have previously been first time buyers or customers who are employed. A growth in this scheme would also meet the requirements of the

Homelessness Strategy to increase provision for single people, ex-offenders and young people.

6.4.4 Tenancy Support

Both the Supported Tenancy Scheme and the Housing Association Leasing Scheme require their more vulnerable tenants to be provided with floating support. This equally applies to other vulnerable tenants housed by private landlords. Procedures to ensure that this support is met by the floating support providers needs to be reviewed.

6.4.5 Financial Assistance

Some customers will continue to secure private rented accommodation as a solution to their homelessness. The use of this sector allows clients to choose where they live whilst still maintaining their homelessness priority on the Havant Housing Register. Since the early 1990's the council has funded a "damage deposit" scheme to help customers cover some of the costs which landlords demand. In April 2007 the National Tenancy Deposit Scheme became operational and this has had the effect of reducing the demand for deposits. Some landlords will continue to require rent in advance and for those customers on a low income some funding has been set aside for rent loans to be provided by the Housing Support Fund.

6.4.6 Partnership Working

Since the private rented sector is making such an important contribution to the prevention of homelessness a more formal approach should be established with the sector to ensure that there is a coordinated approach to policy changes such as the Local Housing Allowance, housing benefit administration, environmental health regulation, the provision of tenancy support, the advertising and letting of properties, anti-social behaviour and help with housing vulnerable tenants. The Homelessness Strategy proposes that quarterly housing forums are held to which all landlords and agents would be invited.

6.4.7 Summary of Objective 4 Actions

- Action 1:** Review of the Supported Tenancy Scheme.
- Action 2:** Support for the Housing Association Leasing Scheme.
- Action 3:** Tenancy support services .
- Action 4:** Financial support for customers.
- Action 5:** Establishment of a Housing Forum.

Part 7 Homelessness Strategy 2008 – 2013 Action Plan

Homelessness Strategy 2008-2013 Action Plan							
Objective 1: Improving Performance							
Action	Outcome	Target Date	Lead	Partners	Funding	Priority/ Reason	
Action 1: Achieve Audit Commission 'Excellent' rating	*** awarded by 2013 Baseline Data * Fair	2013	Havant BC	HBC HCC SP HAs Agencies	None	Medium – improving the quality of the housing service will benefit the customers.	
Action 2: End rough sleeping	No rough sleeping recorded during 2010 Baseline data March 2008 = 0	2010	Havant BC	HBC HCC SP HAs	HBC	High – no rough sleeping in Havant is a minimum standard.	
Action 3: End the use of bed and breakfast	No b and b placements in 2009 Baseline data March 2008 = 1	2009	Havant BC	HBC	HBC	High – no use of bed and breakfast accommodation is a minimum standard.	
Action 4: 50% reduction in temporary accommodation by 2013	Temporary accommodation reduced to 85 Baseline data March 2008 = 179	2013	Havant BC	HBC HAs Landlords	HBC	High – the continued reduction in temporary accommodation is important in terms of providing a quality service for customers.	
Objective 2: Increasing the Supply of Affordable Housing							
Action	Outcome	Target Date	Lead	Partners	Funding	Priority/ Reason	
Action 1: To provide 562 additional affordable homes by 2013	562 affordable homes completed by 2013 Baseline data March 2008 = 100 pa	2013	Havant BC	Developers Housing Associations Housing Corporation	S106 HA's HC	High – A supply of affordable housing reduces homelessness. The target will be reviewed throughout the life of the strategy.	
Action 2: 70% of the affordable homes to be social rented	393 social rented homes completed by 2013 Baseline data March 2008 = 70%	2013	Havant BC	Developers Housing Associations Housing Corporation	S106 HA's HC	High – A supply of social rented homes reduces homelessness. The target will be reviewed throughout the life of the strategy.	

Action 3: To maximise the use of housing association lettings	Nomination agreements with all housing associations Baseline data March 2008 = 90%	2010	Havant BC	Housing Associations	None	Medium – maximising the access to social housing reduced the need to provide accommodation for homeless households.
Action 4: To review older persons' housing needs, under-occupation and tenant mobility	Complete Older Persons' Review. Baseline data March 2008 = n/a	2010	Havant BC	Housing Associations Portsmouth CC	None	Low – the impact of older persons' accommodation on homelessness is low.
Action 5: To introduce Choice-Based Lettings.	Operational CBL scheme Baseline data March 2008 = n/a	2009	Havant BC	Housing Associations	DCLG CBL grant HBC revenue	Medium – improving access to social housing should benefit homeless households.

Homelessness Strategy 2008-2013 Action Plan

Objective 3: Improving Homelessness Prevention

Action	Outcome	Target Date	Lead	Partners	Funding	Priority/ Reason
Action 1: Improved homelessness prevention	Homelessness acceptances reduced by 5% each year Baseline data March 2008 = 150	2009/10	Havant BC	HBC HAs Agencies	CLG HG HBC Revenue	High – improving prevention rate reduces pressure on accommodation.
Action 2: Better Housing Partnership	Set 4 Housing Forum meetings per year Baseline data March 2008 = 0	2008	Havant BC	HBC HAs Agencies	HBC Revenue	Low – but will assist meeting other actions.
Action 3: Improved services for young people	Review Services for young people Baseline data March 2008 = n/a	2009	Havant BC	HBC HAs Agencies	CLG HG HBC REV HCC SPG	Medium – improved work with young people will help reduce pressure on accommodation and may reduce other crises.

Action 4: Improved tenancy support services	50% Reduction in Housing Association evictions per year Baseline data March 2008 = 4	2009	Havant BC	HBC HAs Agencies	HCC SPG	High—providing more support will improve the rate of prevention.
Action 5: Access to supported housing	50% Reduction in vulnerable customers in unsuitable accommodation Baseline data March 2008 = 10	2009	Havant BC	HBC HAs Agencies	CLG HG HBC REV HCC SPG	Medium – improved work with vulnerable people will help reduce pressure on accommodation and may reduce other crises.
Action 6: Reducing the risk of domestic violence	Plan expanded outreach service by 2011 and Agree plans for new refuge Baseline data March 2008 = n/a	2010	Havant BC	HBC HAs Agencies	HCC SPG	Medium – improved work with vulnerable women and in the long term may lead to a more sustainable community.
Action 7: Better services for single people	By 2012 Increase supply of one bed social rented accommodation Baseline data March 2008 = 30	2012	Havant BC	HBC HAs HCC SP	CLG HG HBC REV HCC SPG	Low – long increase in housing stock may deliver an increased number of smaller homes.
Action 8: Sites for Gypsies and Travellers	By 2010 shortlist of transit sites in South sub group agreed Baseline data March 2008 = 0	2010	Havant BC	Havant BC	HBC Revenue	High – unauthorised encampments are high on the public agenda.
Action 9: Assessing the needs of the Black and Minority Ethnic	By 2012 complete BME Housing Needs	2012	Havant BC	HBC HAs Agencies	HBC Revenue	Low – uncertain as to the BME requirements.

Community	Assessment						
	Baseline data March 2008 = n/a						

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Objective 4: Working with the Private Rented Sector

Action	Outcome	Target Date	Lead	Partners	Funding	Priority/ Reason
Action 1: Review of the Supported Tenancy Scheme	By 2010 review the STS Baseline data March 2008 = 0	2010	Havant BC	HBC Landlords	HBC Revenue	High – improved efficiency of the scheme will reduce pressure on the Housing Service.
Action 2: Support for the Housing Association Leasing Scheme	Portsmouth Housing Association to increase supply of accommodation Baseline data March 2008 = 120 homes provided	2009	HAS	HBC HAS	None	High – increased supply of accommodation will reduce pressure on the service.
Action 3: Tenancy Support Services	To improve access to support services for private tenants Baseline data March 2008 = 0	2009	HCC SP	HCC SP HAS HBC	HCC SPG	Medium – better support may reduce the pressure on the housing service.
Action 4: Financial support for customers	To provide loans to help access rented accommodation Baseline data March 2008 = 10 per year	2008	Havant BC	HBC Landlord	HBC Rev	Low – systems are already in place to process loans.
Action 5: Establishment of Housing Forum	Set 4 partnership meetings per year Baseline data March 2008 = 0	2008	Havant BC	HBC Revenue	HBC Rev	Low – setting up and servicing a forum can be achieved within existing budgets.

Part 8 Housing Services Matrix

Table: Matrix of Homelessness Services in Havant

	General Advice	Housing Advice	Family Mediation	Homelessness Prevention	Homelessness assessment	Supported Housing	Temporary Accommodation	Rent Deposits	Floating and Tenancy Support
Households with children	CAB Children's Services Homecheck	CAB Housing Service InTouch	Housing Service Relate	Guinness Care EC Roberts Centre Housing Services	Housing Service	None	PHA STS Private landlords	Housing Service DWP	EC Roberts Centre Guinness Care
Teenage parents	CAB Children's Services	CAB	Housing Service SFT OTR	Housing Service Guinness Care	Housing Service	SFT	PHA STS Private landlords	Housing Service DWP	Roberts Centre Guinness Care SFT
Young People	CAB Children's Services YOT	Housing Service	Housing Service SFT OTR	Housing Service Guinness Care	Housing Service	SFT A2 Care	PHA STS Private landlords	Housing Service DWP	Guinness Care SFT
Single people / couples	CAB	CAB	Relate Respect Phone advice line	Housing Service Guinness Care	Housing Service		PHA STS Private landlords	Housing Service DWP	Guinness Care
Ex-Offenders	CAB Probation HMP Winchester	Housing Service SFT project	Relate Respect Phone advice line	Housing Service Guinness Care SFT project	Housing Service	Two Saints	PHA STS Private landlords	Housing Service DWP SFT	Guinness Care SFT
Vulnerable Customers	CAB Adult Services	CAB	Relate Respect Phone advice line	Housing Service Guinness Care	Housing Service Adult Services	Carr gomm Havant HA Ability	PHA STS Private landlords	Housing Service DWP	Signature Care and Support
Older customers	CAB Age Concern	Housing Service Age Concern InTouch	Relate Respect Phone advice line	Housing Service Guinness Care	Housing Service	Hermitage HA SHG Housing 21	PHA STS Private landlords	Housing Service DWP	Guinness Care InTouch
Victims of Domestic Violence	HWA Police CAB Adult Services	CAB Housing Service	Relate Respect Phone advice line	Housing Service HWA	Housing Service	HWA	PHA STS Private landlords	Housing Service DWP	Guinness Care HWA

Part 9 Resources for the Homelessness Strategy 2008-13

9.1 Resources

Housing Service Resources 2007/08	£
Grant to Home Improvement Agency - In Touch	10,900
Choice-Based Lettings	15,000
Bed and Breakfast costs	12,000
Storage and Removals	4,400
Grant to Havant Women's Aid	5,500
Grant to Portsmouth HAC	2,300
Young People's Services: grants for landlords	2,000
Temporary accommodation costs	3,300
Bad Debt Provision	16,000
Salaries including on costs	300,000
Total	374,000

DCLG Homelessness Grant	2007/08 £
Rent in advance - included in bad debt provision	0
STS damage guarantee - included in bad debt provision	0
Sanctuary scheme	2,000
Young Persons Scheme Landlords	1,000
Housing Support Fund	10,000
Bad debt provision	6,000
Homelessness Prevention Officer: supported tenancy scheme	23,000
Homelessness Prevention officer: crisis intervention	23,000
Homelessness Prevention Officer: visiting officer	6,000
Expenditure	71,000
Grant	71,000

9.2 Monitoring and Review

The Homelessness Strategy will be reviewed periodically by the council's Environment and Community Overview and Scrutiny Board. The Housing Service will report performance data on households living in temporary accommodation (National Performance Indicator 156) and Affordable Housing completions (NPI 155) monthly to the Head of Service. The Housing Services Manager will have responsibility for implementing the Action Plan 2008-2013.

Part 10 Equality Impact Assessment

Person responsible for managing the assessment (author)

Name and brief description of the service / policy to be assessed

Objectives of the service/policy to be assessed

Housing Services Manager

Homelessness Strategy 2008-2013

To set out a strategy for reducing homelessness in Havant 2008-2013. Four main objectives:

- Improving performance

Baseline/monitoring data 2007/2008	<ul style="list-style-type: none"> Increasing the supply of affordable housing Improving the prevention of homelessness Working with the private rented sector 		
Service/policy outcome evaluation	<ul style="list-style-type: none"> No rough sleepers Few bed and breakfast placements 180 customers in temporary accommodation 100 affordable housing completions 100 households accepted as homeless +200 homes managed by Supported Tenancy Scheme 		
List of main stakeholders/beneficiaries	<p>Extensive consultation on the new strategy :</p> <ul style="list-style-type: none"> CAB, Housing Associations, Private Sector Landlords, Adult and Children's Services, Mind, Hampshire PCT, Havant Women's Aid, Portsmouth City Council, HCC Supporting People, HCC Adult Services Customer feedback survey Public consultation Housing Officers and council staff 		
How representative is the 'stakeholder' list above?	<ul style="list-style-type: none"> All Havant residents People who are homeless Victims of domestic violence Victims of violence Young People aged 16 – 17 Vulnerable adults Statutory and voluntary agencies Social landlords Private Sector landlords Gypsies and Travellers 		
Who benefits from the service/policy?	<p>Lack of specific representation from</p> <ul style="list-style-type: none"> - Black and Ethnic Minority - People with disabilities 		
In what area are there concerns that the policy could have a differential impact	Race ✓	Disability ✓	Gender
	Age	Religious beliefs	Sexual Orientation

<p>Please <u>explain</u> for each of the target equality groups, <u>but in particular race, disability and gender</u>:</p> <p>Race: BME households may be less likely to be aware of or access Homelessness Prevention services. There is historical evidence that some landlords do discriminate on the grounds of race when choosing tenants for private lettings.</p> <p>Disability: Households with disabilities may have difficulty accessing Homelessness Prevention Services. Some landlords may discriminate on the grounds of disability when choosing tenants for private lettings. A relatively small proportion of dwellings are suitable for people with sever physical disabilities.</p> <p>Gender : Some customers may be reluctant to access to homelessness prevention services Some landlords may discriminate on the grounds of gender when choosing tenants for private lettings.</p> <p>Age : Households who are older may have difficulty accessing Homelessness Prevention Services. Some landlords may discriminate on the grounds of age when choosing tenants for private lettings. A relatively small proportion of dwellings are suitable for older people.</p>	
<p>Areas of concern that the service/policy could have a differential impact</p>	<p>Race: The aim of the new Strategy is to improve services and this would include benefits for all equality target groups.</p> <p>Disability: The aim of the new Strategy is to improve services and this would include benefits for all equality target groups.</p> <p>Gender : The aim of the new Strategy is to improve services and this would include benefits for all equality target groups.</p> <p>Age: The aim of the new Strategy is to improve services and this would include benefits for all equality target groups.</p>
<p>Differential impact</p>	<ul style="list-style-type: none"> • Variable access to services • Physical differences in the housing stock in different areas of the borough. • Unsuitability of some of the housing stock
<p>Reasons for any differential impact</p>	<ul style="list-style-type: none"> • Public awareness of homelessness Prevention Services • Historical structure of the housing stock
<p>Are there any barriers to opportunities or access for some groups?</p>	<ul style="list-style-type: none"> • Language • Expectations of service users •
<p>Complaints data</p>	<p>None available in 2007/08</p>
<p>Are there disadvantages caused by discrimination?</p>	<p>Reduced access to Homelessness Prevention Services and to s social housing.</p>
<p>Are there opportunities to better promote service/policy inclusion?</p>	<p>Promotion of Homelessness Prevention Services to BME and other equality target groups</p>
<p>Have you undertaken any consultation?</p>	<ul style="list-style-type: none"> • CAB, Housing Associations, Private Sector Landlords, HCC Adult, HCC Children’s Services, Mind, Hampshire PCT, Havant Women’s Aid, Portsmouth City Council, HCC Supporting People, • Customer feedback survey • Public consultation • Housing Officers and council staff

Consultation outcomes	Amendments to the Homelessness Strategy to include clearer focus on improvements to customer service and improvements to services for 16 and 17 year olds.
Assessment conclusion	Feedback from Equality Target Groups has been limited which either indicates that these groups are satisfied with the Homelessness Prevention services provided by the Council or that they are not interesting in engaging with the Council.
Monitoring timetable	The Homelessness Strategy 2008-2013 will be approved by the end of July 2008 and will be followed by an action implementation plan. The plan will be monitored by officers at the operational level with performance review monthly. Performance target such as the reduction in temporary accommodation are report quarterly to the CLG and annually to Members.

<i>Please ensure that you have provided as much evidence as possible to support the responses you have given.</i>
Additional Comments None
Signed: Dominic Thompson Housing Services Manager
Signed: Joy Okwuadigbo Head of Regeneration
Date: 26/06/08

Dominic Thompson
Housing Services Manager