

Tackling Homelessness

Housing Advisor Programme Learning Event

NEIL MORLAND CO

HOUSING CONSULTANTS

Neil Morland & Co

- Housing Consultants
- Formed 2011
- Working across England, Scotland & Wales
- Providing advice and assistance to local authorities, housing associations, voluntary organisations
- Creating social policies to tackle housing inequalities
- Using our unique experience and specialist knowledge

Housing Advisor Programme

- Basingstoke & Deane Borough Council – appraisal of private rented sector access options
- Haringey London Borough Council – evaluation of housing options for young adults aged 18-34 years
- Leicester City Council – review of accommodation options for entrenched rough sleepers
- Swindon Borough Council – taking a strategic approach to tackling rough sleeping
- Warrington Borough Council – commissioning housing support services
- Walsall Metropolitan Borough Council – adopting a new housing allocation scheme
- Watford Borough Council – amending a housing allocation nomination agreement
- Newark & Sherwood District Council – development of new temporary accommodation

LGA Guidance and Research

- Duty to Refer: An Opportunity to Co-operate to Tackle Homelessness, October 2018
- Making Homelessness Strategies Happen: Ensuring Accountability and Deliverability, forthcoming (2019)
- Approaches to Homelessness Prevention Policy and Funding: What Can National Government do to Help Local Government to Prevent Homelessness, forthcoming (2019)

Basingstoke & Deane Borough Council

- A limited private rented sector market and a shortage of available social rented homes
- Lack of appropriate accommodation for single adults with complex needs
- Review of Council PRS access schemes
- Housing market analysis
- Recommended PRS access officer, social lettings agency, redesign of PSL scheme, development of shared housing, DHP, Permitted Development Rights, investment opportunities

Haringey London Borough Council

- Appraised housing options for young adults, including
 - Approaches taken in other nearby local authorities
 - Approaches taken by private landlords and voluntary organisations
 - Opportunities to collaborate with housing associations
 - Potential use of Houses of Multiple Occupation (HMO's)
 - Potential for online advertising of housing options to under 35-year olds
 - How to provide support and safeguard against exploitation from private rental landlords
- The housing move-on pathway currently used in Haringey did not appear to be working as effectively as it could
- Social housing affordable, private renting accessible, home ownership secure, shared accommodation viable
- HMO and lodging recommended

Leicester City Council

- New models of accommodation and support for people refusing to come off the streets
- Third of rough sleepers refusing offers of accommodation
- Council had always been at the forefront in tackling rough sleeping
- Specific group of individuals who were vulnerable and entrenched in rough sleeping who would not accept any offer of the current services
- Three costed options were provided to consider:
 - Sleeping Pods incorporated in existing provision, such as a night shelter.
 - Houses of Multiple Occupation (HMO's) with support.
 - A bespoke supported housing project.
- The Lodge project in London is a recommended model

Swindon Borough Council

- Partnership working, making best use of funding, and the Housing First approach can form the foundations of a strategy to reduce rough sleeping
- Number of projects operating in Swindon to support rough sleepers, commissioned and non-commissioned
- Services were well managed and worked effectively, hostels and other supported housing projects appeared 'silted up', services appeared to be working in silos, duplication of services by small voluntary services
- Rough Sleeping Reduction Strategy
- Better partnership working and new new monitoring system
- Look closely at the services currently funded

Warrington Borough Council

- Outcome-focused commissioning will help to ensure commissioners achieve the outcomes and results the local authority is seeking.
- Several organisations commissioned to provide accommodation-based and floating support
- Completed a needs and gap analysis
- a single tender specification should be published, encompassing the whole range of services that would be required.
- Cross-tenure floating supported invaluable, need support to housing-led, rather than building-based, future contract term for ten years

Walsall Metropolitan Borough Council

- Framing a housing allocation scheme, for a non-stock holding local housing authority
- Previous scheme published 2010, no common housing allocation scheme
- Review of housing applicant data, observing how housing allocation functions were administered
- Housing allocation scheme was altered, detailed procedures were formulated
- Decision to disqualify applicants who would not have a reasonable preference for an allocation of social rented housing
- Recommended administration of housing allocation functions no longer be contracted out.

Watford Borough Council

- framing a housing allocation nomination agreement, for a nonstock holding local housing authority
- Previous agreement adopted 2015
- Improvement to monitoring and reporting of nominations recommended
- Mediation stage for 'failed nominations'
- Affordability tests and rent in advance discussed
- Consultation with housing associations
- Annual report to elected councillors
- Investigate the potential of adopting a common housing allocation scheme with CBL partners

Newark & Sherwood District Council

- Making recommendations and proposing a roadmap for ensuring long-desired improvements to temporary accommodation in Newark.
- Complete an appraisal for the development of temporary accommodation on an existing site, Seven Hills in Newark.
- consideration of current context of temporary accommodation and duties
- review of the redevelopment options available

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