

Housing and homelessness prevention strategies update

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Overview & Scrutiny Committee
26 November 2019

Housing and homelessness prevention strategies update

- Spelthorne context
- Housing Strategy 2020-2025
 - Development of the strategy to date
 - Proposed strategic priorities to 2025
 - Next steps
- Homelessness Strategy 2020-2025
 - Development of the strategy to date
 - Emerging themes
 - Next steps

Spelthorne context

- Corporate priority within Corporate Plan 16-19
To strive towards meeting the housing needs of our residents, providing working families and others in housing need within the Borough with suitable accommodation.
- Affordability of private sector housing
- Availability of social housing – low supply
- Changes to welfare system – UC, Benefit Cap
- Increased homelessness duties from April 2018
- 1,825 households on the Housing Register
- 105 households in temporary / emergency accommodation – 20 outside of Spelthorne
 - £1.5m gross budget per year



Housing Strategy 2020-2025

Development timeline

June 2018

- Grant funding awarded from Local Government Association Housing Advisers Programme

March to May 2019

- Officer development of new strategy
- Working Group

July to August 2019

- Public consultation
- Health & Wellbeing

October 2019

- Cabinet Briefing presented latest draft for comment

March 2019

- Local Government Association Housing Advisers Programme completes review

June to July 2019

- Management Team & Cabinet Briefing presented draft strategy for public consultation

September 2019

- Working Group considers consultation responses
- Action Plan compiled

Housing Advisers Programme



- Independent review of affordable housing delivery through:
 - the Council
 - housing associations
 - Knowle Green Estates
 - private sector (planning viability, section 106 agreements, and empty homes)
- Methods of review:
 - Document review
 - Interviews
 - Group session
 - Identifying best practice (internal / external)



Housing Advisers Programme



- Final report contained a number of recommendations, considering
 - Benefits to Spelthorne
 - Suggested priority order
 - 'RAG' status: difficulty of implementation
 - Resource requirements
- Final report presented to:
 - Strategic Housing Group
 - Cabinet Briefing
 - Housing Strategy Working Group

Housing Strategy 2020-2025

Pre-public consultation

- Four strategic priorities identified
 - Develop the tenure offer of Knowle Green Estates
 - Enable the delivery of more affordable homes
 - Promote independence and wellbeing
 - Prevent homelessness and rough sleeping

- Framework strategy developed around identified themes

Housing Strategy 2020-2025

Public consultation

- Four week period 18 July to 13 August
 - Inovum consultation software – online questionnaire
 - Press release
 - Social media activity
 - e-News
 - Notice boards
- Meetings with professionals, e.g.
 - A2Dominion
 - Spelthorne Health & Wellbeing Board
 - Spelthorne & Runnymede Homelessness Task Group

Housing Strategy 2020-2025

Outcome of public consultation

- Confusion around the role of Knowle Green Estates
 - Be more ambitious
 - Need for clear measures to monitor progress
 - Concerns around meeting social infrastructure needs
 - Overriding need for social housing locally
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- Some issues identified with online software

Housing Strategy 2020-2025

Considering public consultation

- Merged some strategic priorities into one – now three
- Role of Knowle Green Estates in the strategy more clearly defined
- Recognition of social infrastructure needs, referencing work already underway
- Strengthened reference to need for social housing
- Discussions with Communications around better use of Inovum software

Housing Strategy 2020-2025

Priority 1: Enable the delivery of more affordable homes across a range of tenures

- Registered Providers
 - Encourage new providers to the area
 - Improve engagement with existing providers
 - Set up disposal protocols to protect existing stock
 - Embrace delivery of shared ownership, but lobby for delivery of more rented
- Knowle Green Estates
 - Improve tenure offer, including key workers
 - Agree service delivery standards for tenants
 - Needs-based property acquisition programme
 - SBC using KGE as main housing delivery vehicle

Housing Strategy 2020-2025

Priority 1: Enable the delivery of more affordable homes across a range of tenures

- Empty homes
 - Develop an empty property scheme
 - Produce information packs
 - Run a publicity campaign
- Private sector development
 - Comprehensive review of s106 agreements to ensure developments deliver to local need
 - Improve approach to planning viability
 - Link to Local Plan development, and Housing Delivery Action Plan

Housing Strategy 2020-2025

Priority 2: Promote independence and wellbeing to enable people to remain in their homes

- Supported housing needs analysis, including Extra Care
- Develop Spelthorne Personal Alarm Network (SPAN) service offer
- Promotion of Disabled Facilities Grant (DFG) service
- Improved joint working with health and social care
 - Hospital discharges
 - Social prescribing

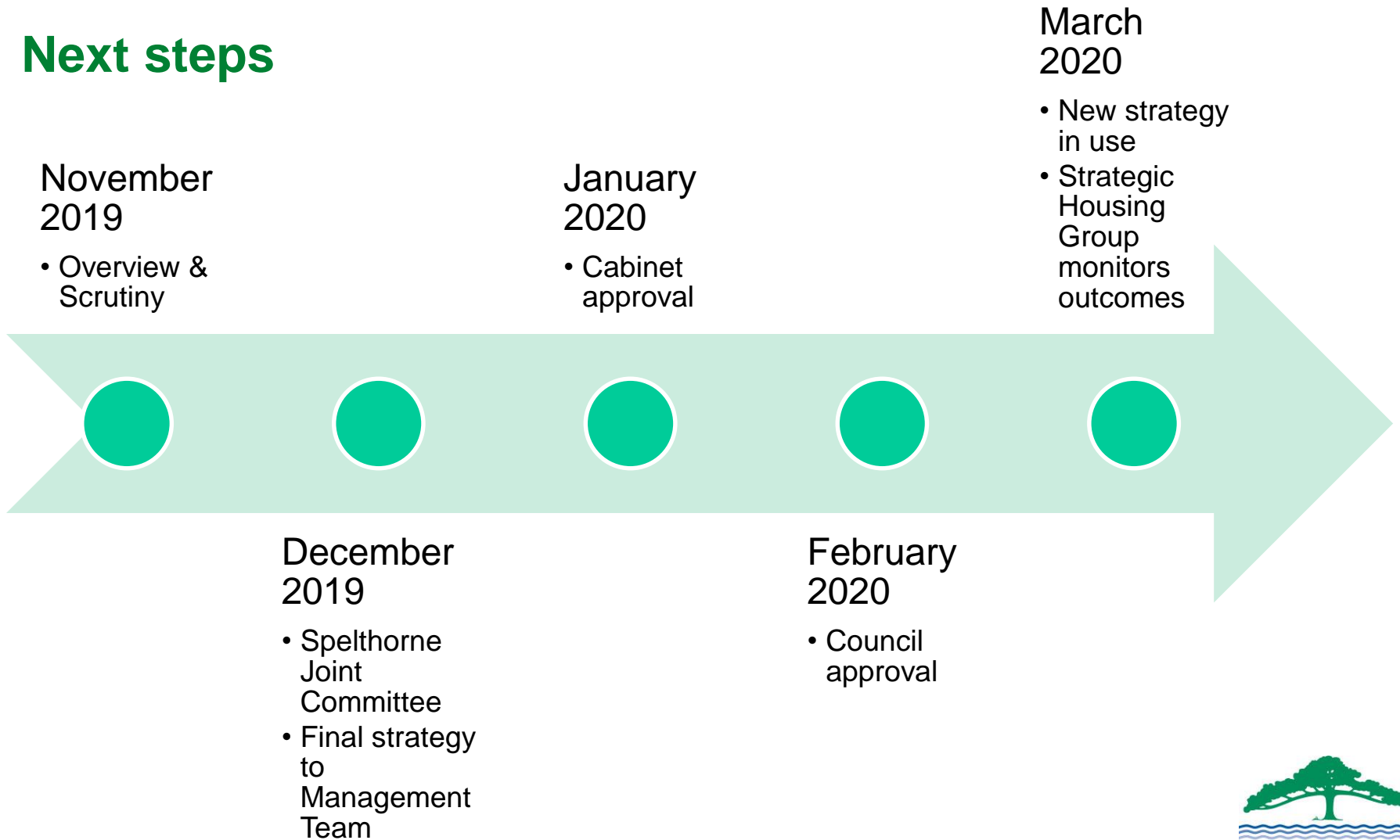
Housing Strategy 2020-2025

Priority 3: Prevent homelessness and rough sleeping

- New strategy for the prevention of homelessness and rough sleeping
- Set up an Annual Lettings Review to identify changes to the Housing Allocations Policy
- Sustain housing-related floating support
- White House project in partnership with Salvation Army
- Harper House demolition and rebuild

Housing Strategy 2020-2025

Next steps



Housing Strategy 2020-2025

Questions?

Homelessness Strategy 2020-2025

Homelessness Strategy 2020-2025

Steps taken so far

- Homelessness Review 2014-2019
- Stakeholder workshops 24 September & 14 October
 - 105 attendees
 - 42 organisations represented
- Homelessness Strategy Working Group
 - Relevant officers
 - Portfolio Holder for Community Wellbeing

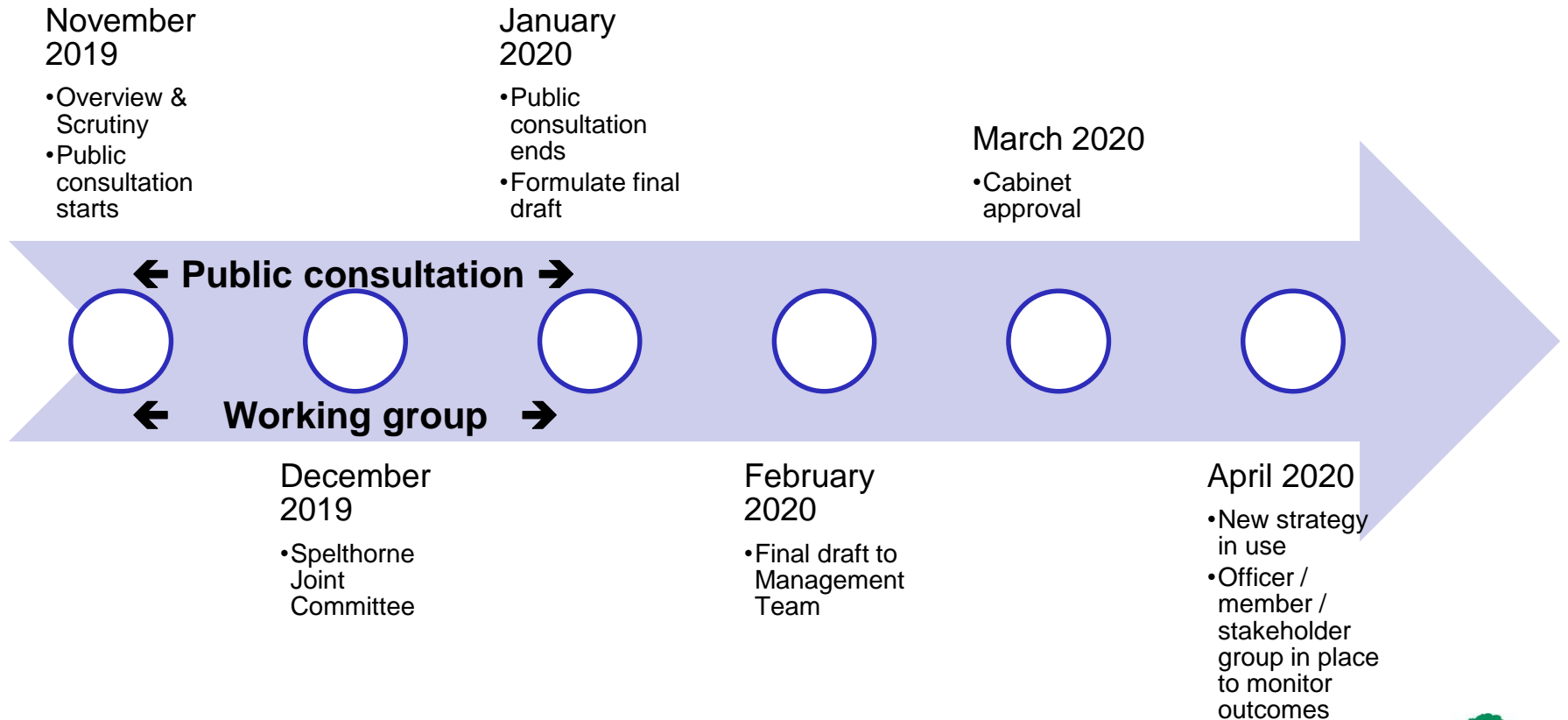
Homelessness Strategy 2020-2025

Emerging strategic priorities

- End use out-of-borough emergency accommodation
- End use of emergency accommodation, save for exceptional cases
- Reduce length of stay in emergency and temporary accommodation
- Eliminate rough sleeping in Spelthorne
- Increased use of private rented sector for homelessness prevention and relief

Homelessness Strategy 2020-2025

Next steps



Homelessness Strategy 2020-2025

Questions?

Housing Strategy & Policy Team

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