

Homelessness Review 2019-2024 Key Findings



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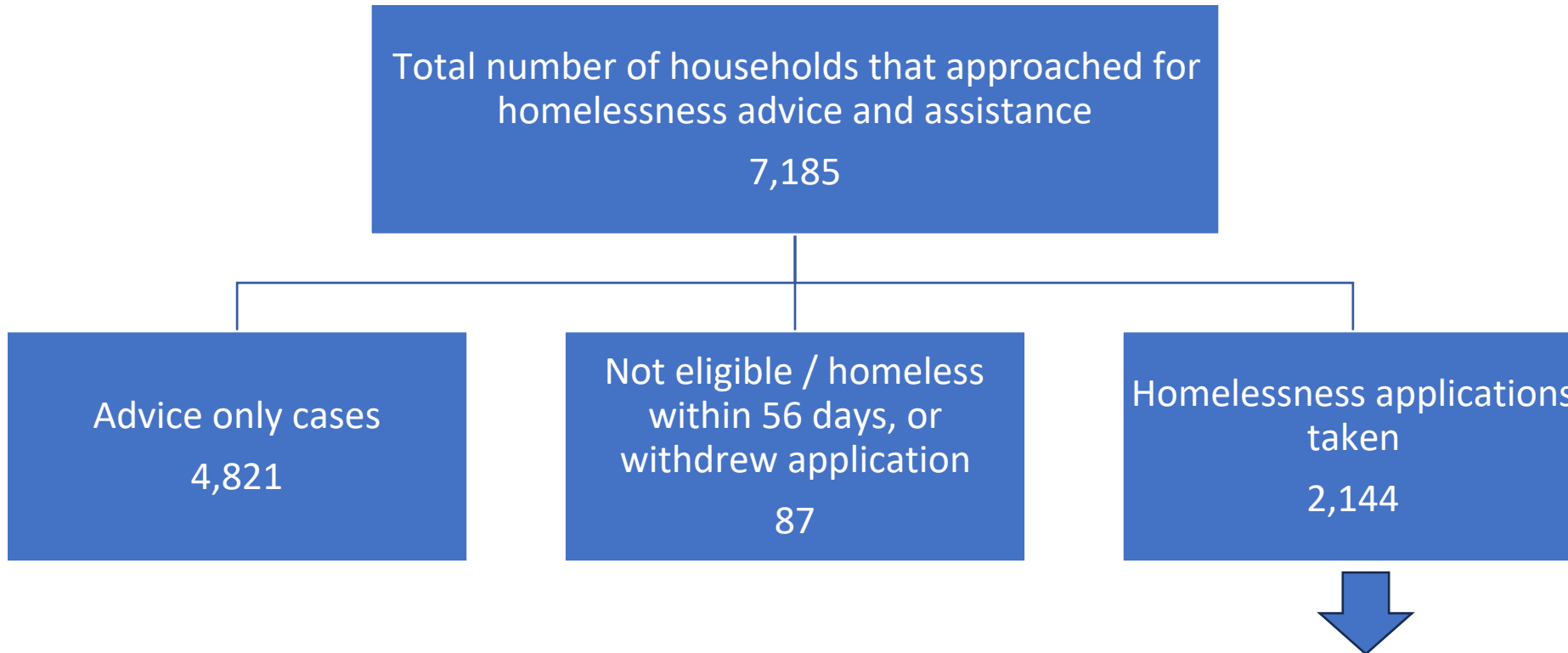
Quick guide to homelessness legislation

The Homelessness Reduction Act places three specific duties on local authorities:

- **Prevention duty** – client is going to be homeless within 56 days. The Council will try prevent this from happening.
- **Relief duty** – client is already homeless. A 56-day relief duty will commence. The Council will try support the client to find alternative accommodation.
- **The ‘main’ duty** – if the Council has been unable to relieve a client’s homelessness, the Council considers if a ‘main’ duty may be owed to help the client on a longer-term basis.
 - The Council will assess if the client is eligible, homeless, has a local connection, has a priority need and become homeless unintentionally.



How many have approached us in the last 5 years?

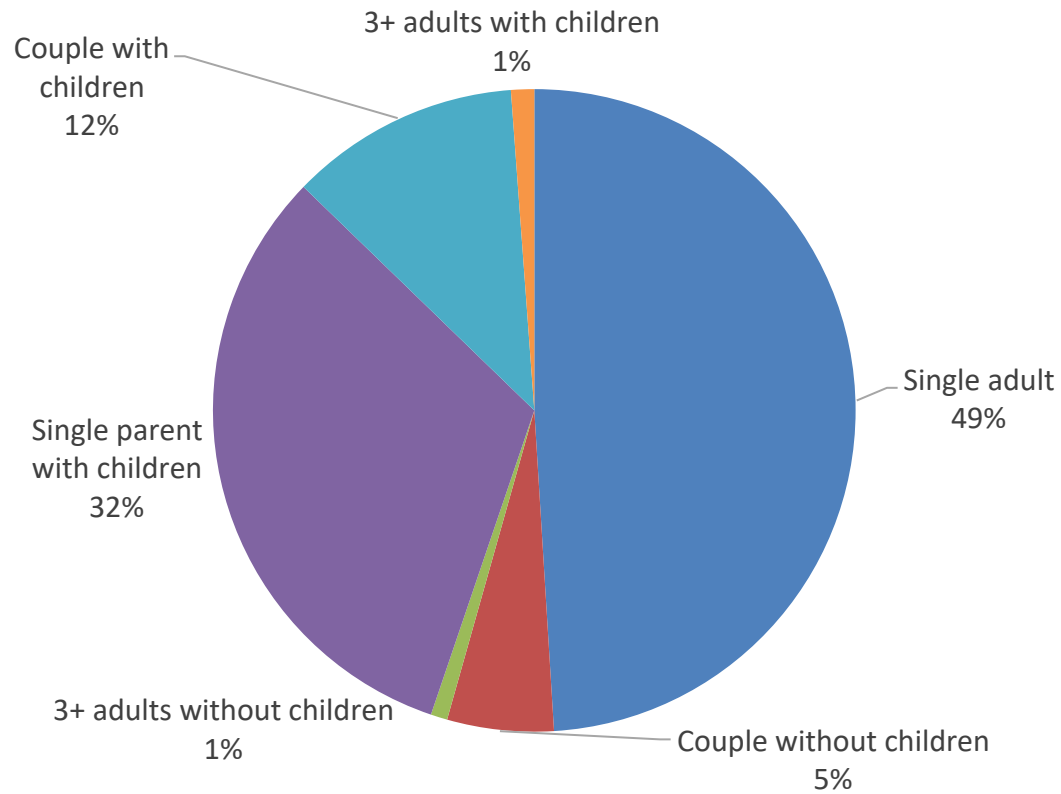


Assessment of Circumstances 2019-2024	Total
Prevention duty owed	1,322
Already homeless, relief duty owed	787
'Legacy cases' assessed prior to the Homelessness Reduction Act	35
Total	2,144

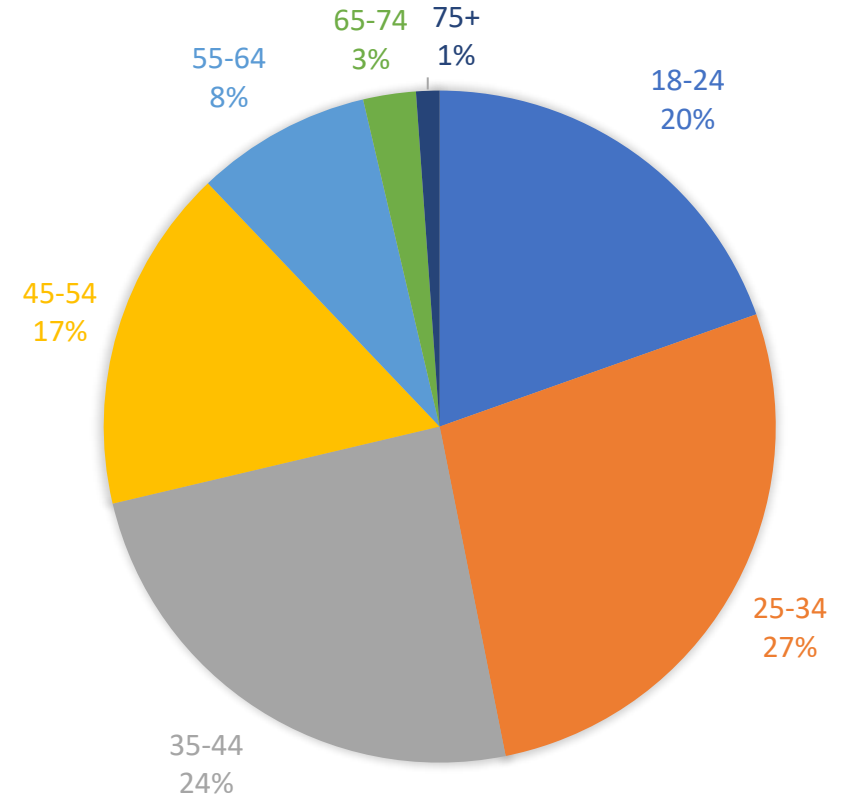


Who's approached us?

Household Make-Up of Homeless Households 2019-2024

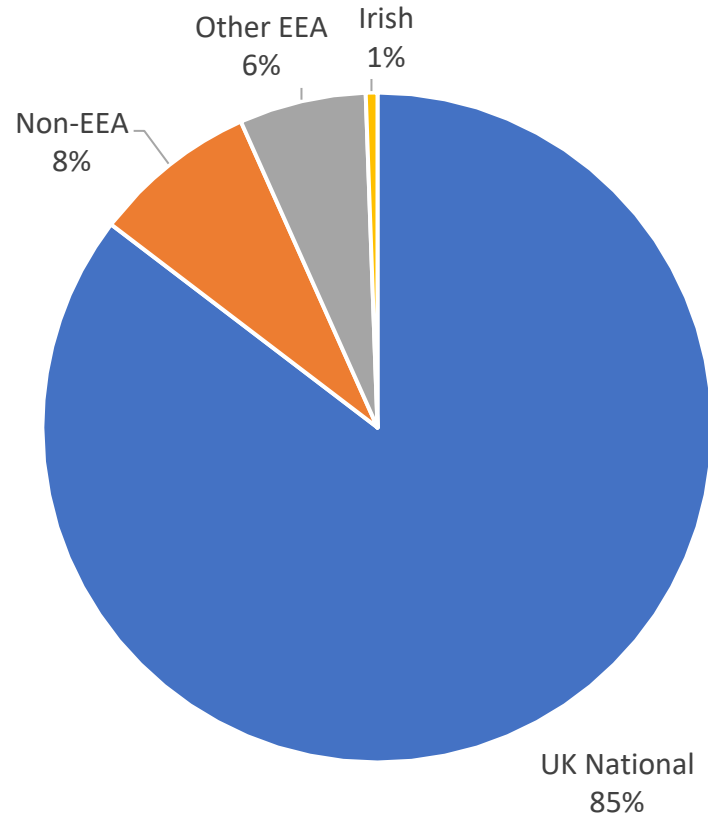


AGE OF MAIN APPLICANT OWED A HOMELESS DUTY 2019-2024

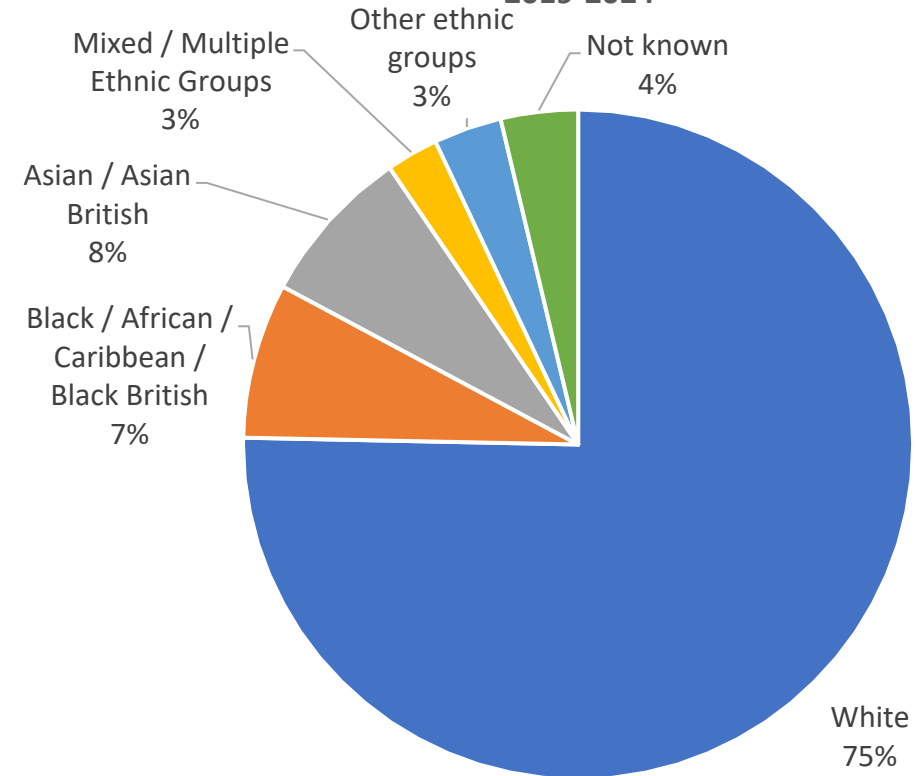


Who's approached us?

Nationality of Main Applicants Owed a Prevention or Relief Duty
2019-2024



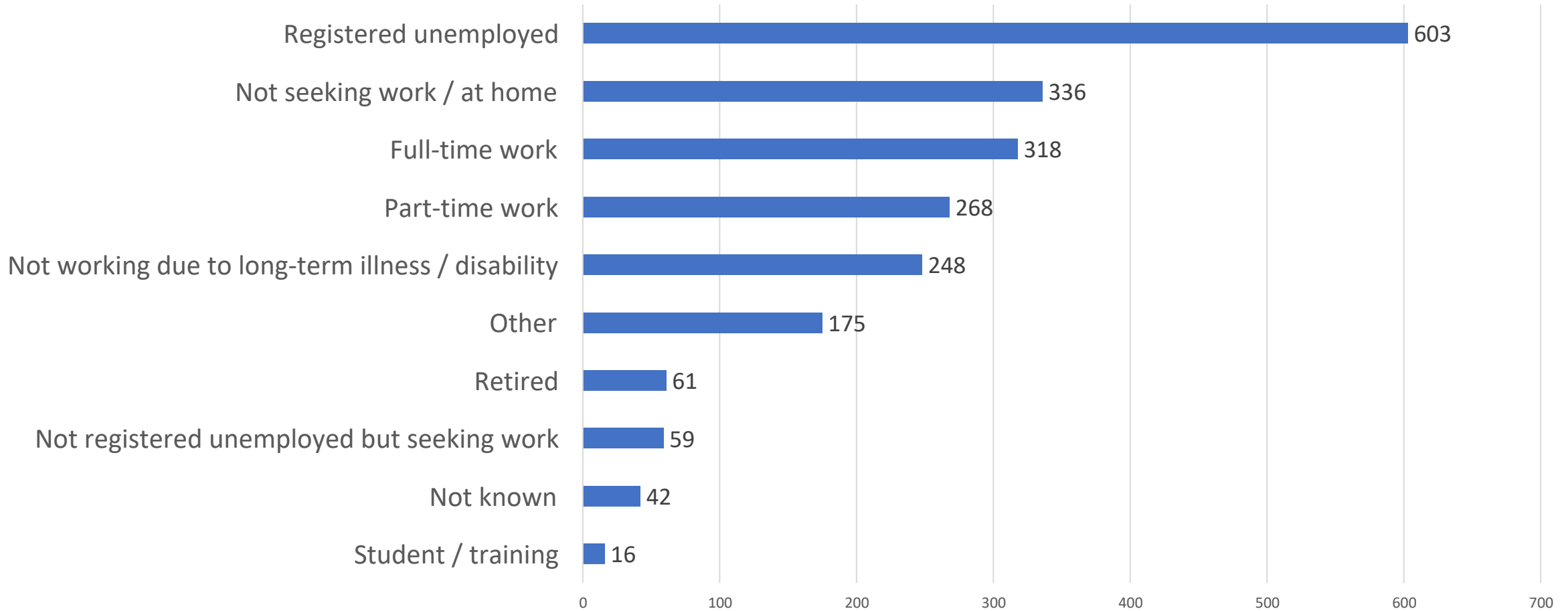
Ethnicity of main applicants owed a prevention or relief duty
2019-2024



Who's approached us?

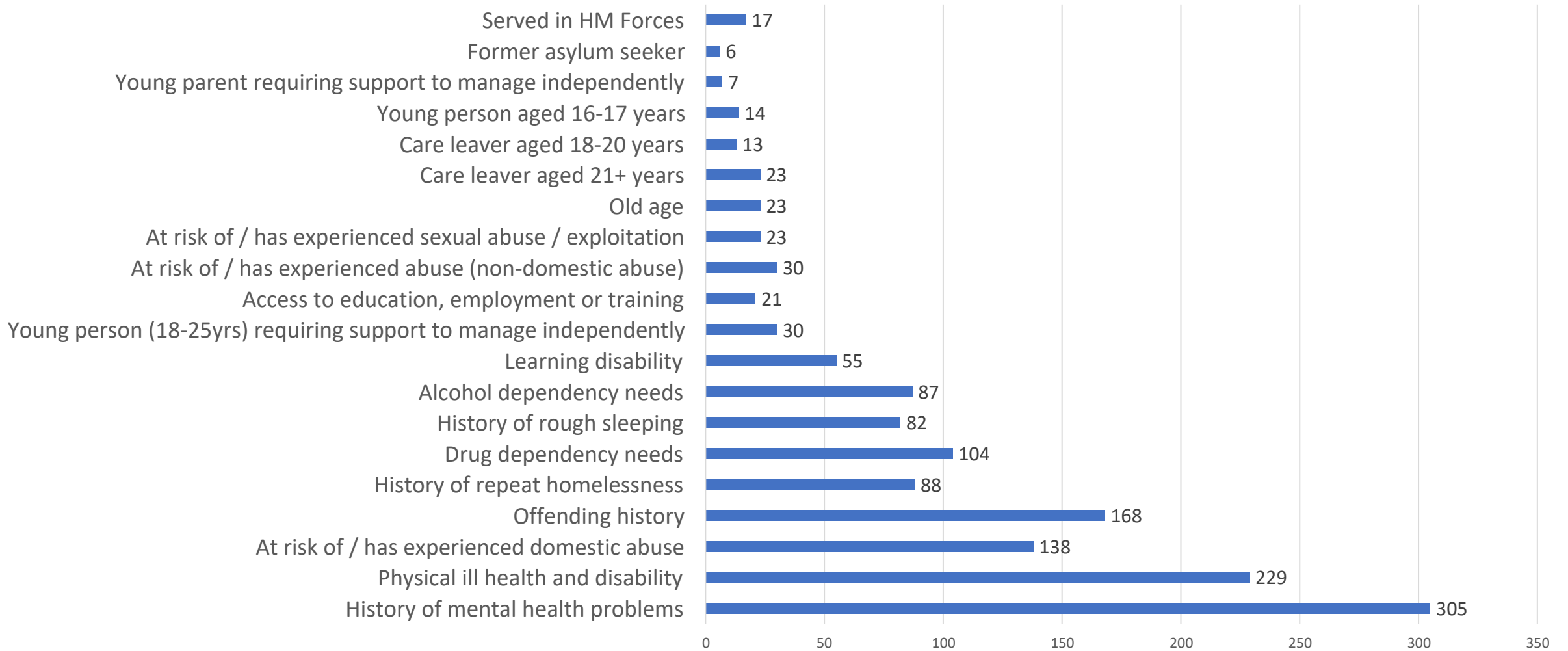
Only 28% in either part-time or full-time employment

Employment Status of Main Applicant Owed a Homelessness Duty 2019-2024



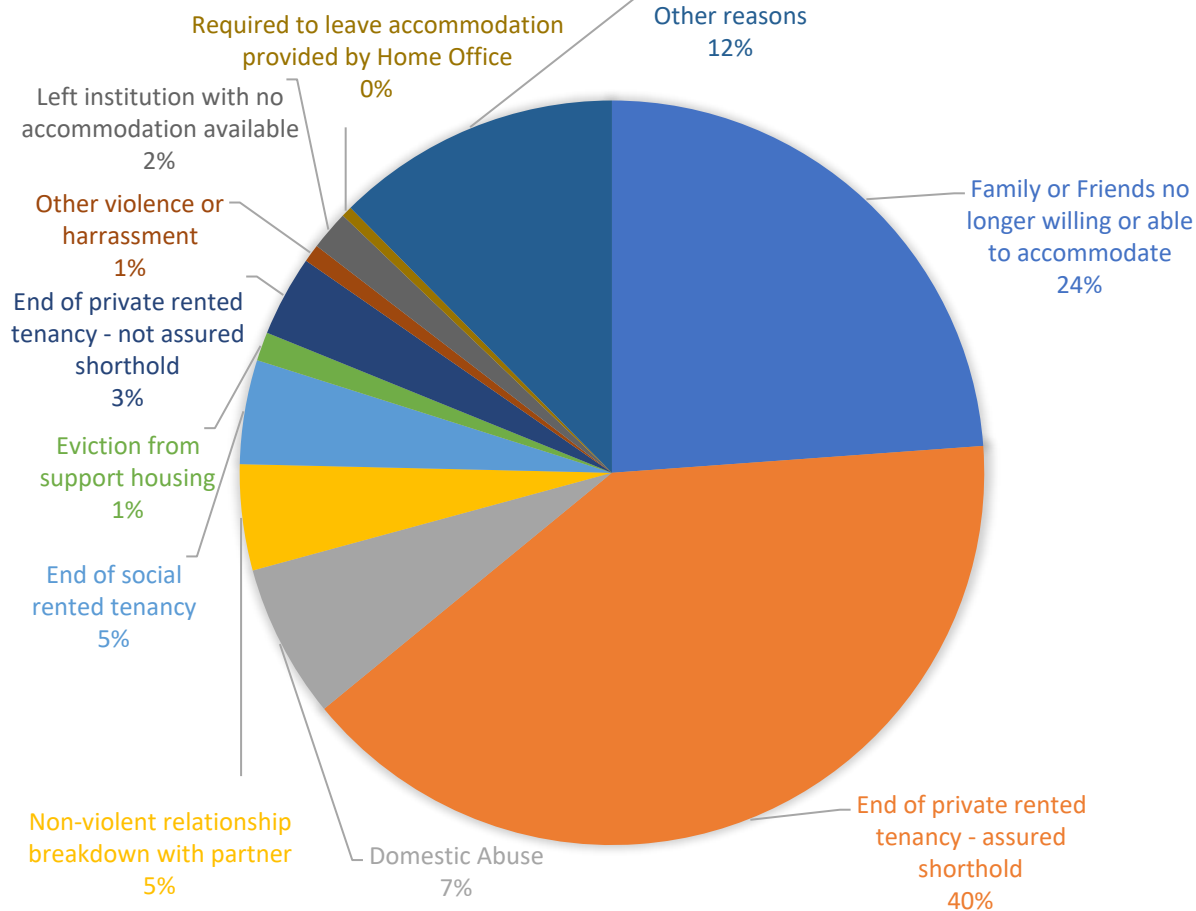
Who's approached us?

Support Needs of Households Owed a Prevention or Relief Duty 2019-2024

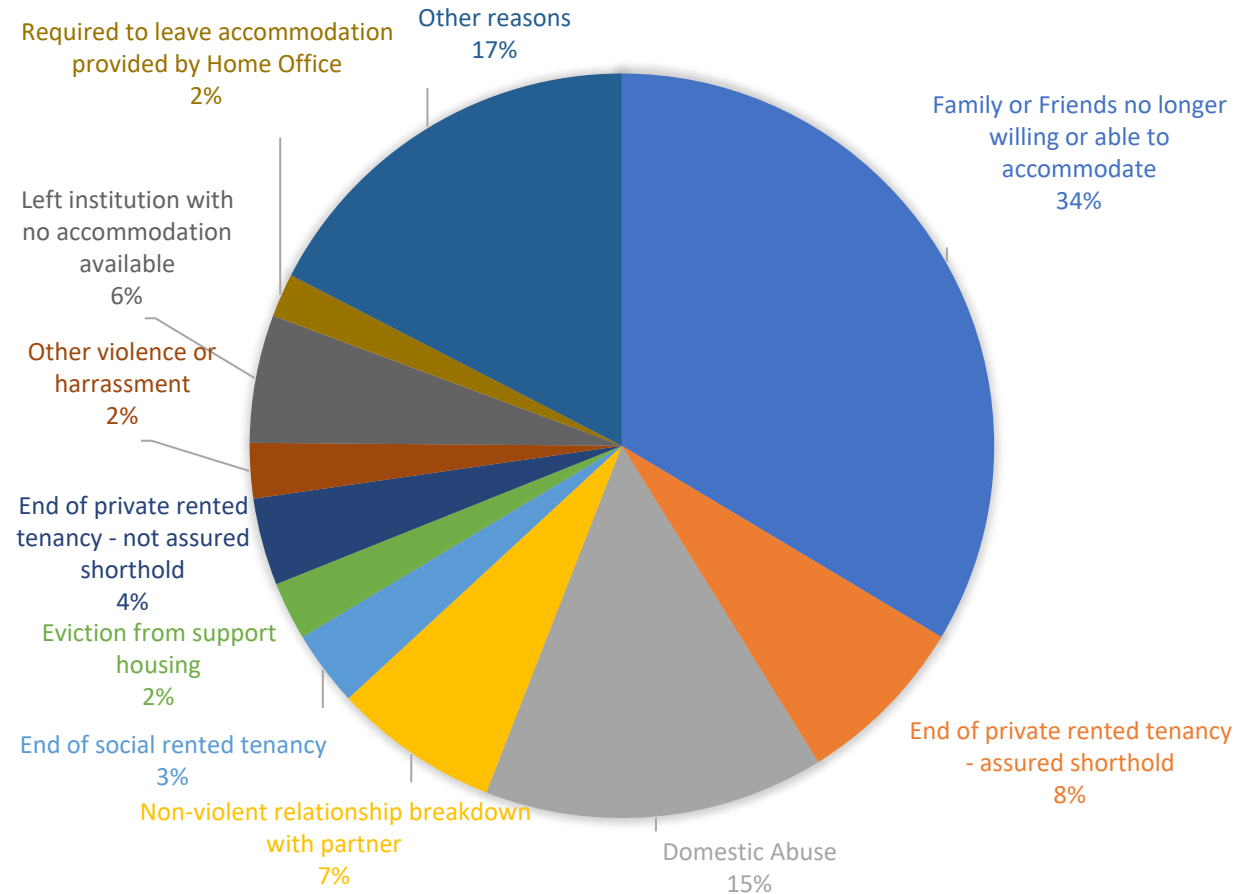


Why have they approached us?

REASON FOR LOSS OF LAST SETTLED HOME FOR HOUSEHOLDS OWED A PREVENTION DUTY 2019/2024



REASON FOR LOSS OF LAST SETTLED HOME FOR HOUSEHOLDS OWED A RELIEF DUTY 2019/2024



Local Housing Allowance (LHA) vs Average Private Rental Prices

LHA rates frozen by Government 2020-2024

LHA monthly rates for Spelthorne	1 st April 2019 – 31 st March 2020	1 st April 2020 – 31 st March 2021	1 st April 2021 – 31 st March 2022	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024
Shared Accommodation	£390.04	£476.72	£476.72	£476.72	£476.72
One Bedroom	£797.20	£850.02	£850.02	£850.02	£850.02
Two Bedroom	£989.60	£1,100	£1,100	£1,100	£1,100
Three Bedroom	£1,198.90	£1,349.98	£1,349.98	£1,349.98	£1,349.98
Four Bedroom	£1,658.11	£1,769.99	£1,769.99	£1,769.99	£1,769.99

Rents higher than the South East regional average but lower than London

Accommodation Type	Average Private Housing Rental Price (Spelthorne)				
	2019/20	2020/21	2021/22	2022/23	2023/24
Room Only	£550	Not Given	£650	£680	Not Given
One Bedroom	£925	£950	£950	£975	£1,079
Two Bedrooms	£1,175	£1,175	£1,250	£1,260	£1,403
Three Bedrooms	£1,400	£1,350	£1,450	£1,550	£1,628
Four+ Bedrooms	£1,680	£1,800	£1,800	£1,900	£2,257

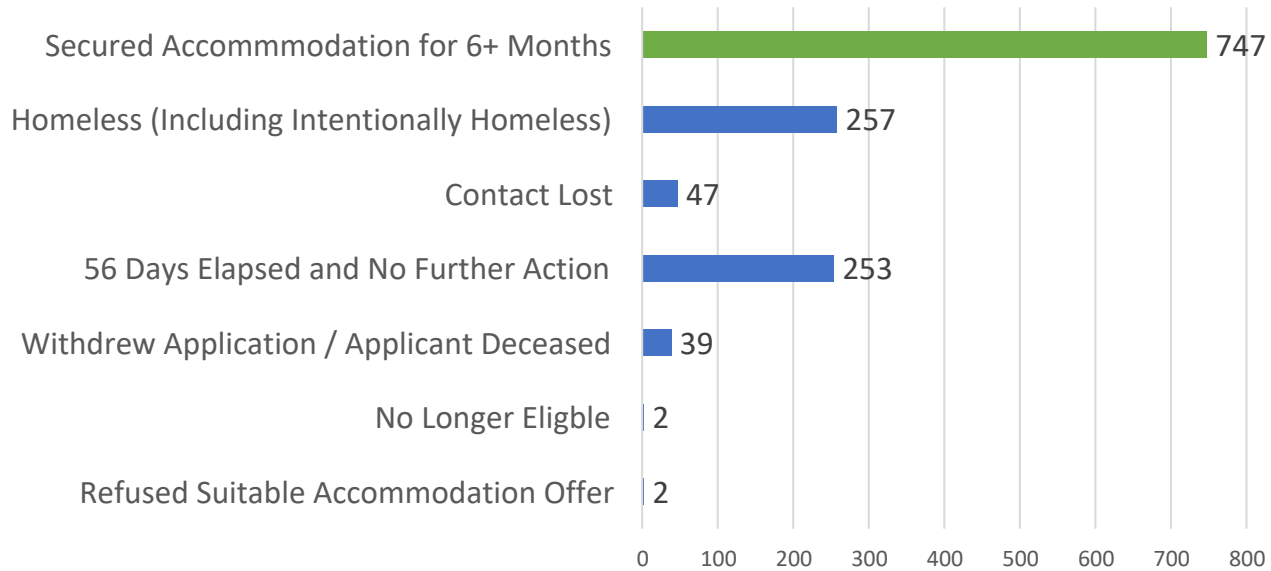
£2,087,454 Discretionary Housing Payment expenditure 2019-2024
(63% Government contribution + 37% Council top-up)



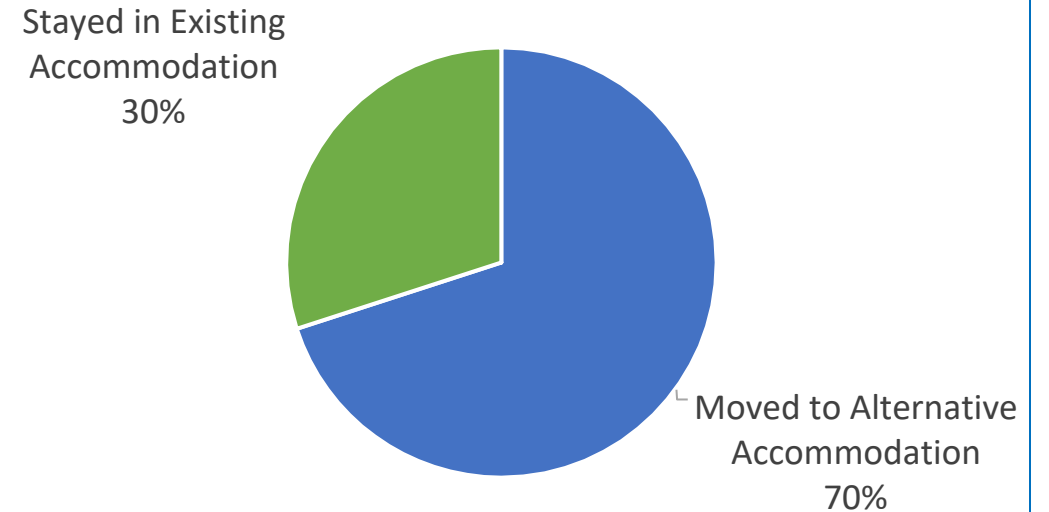
What was the outcome of their approach?

**Prevented homelessness in 55% of cases,
with 64% of the accommodation secured for clients being in the private rented sector**

Outcomes of Prevention Duty Discharged 2019-2024

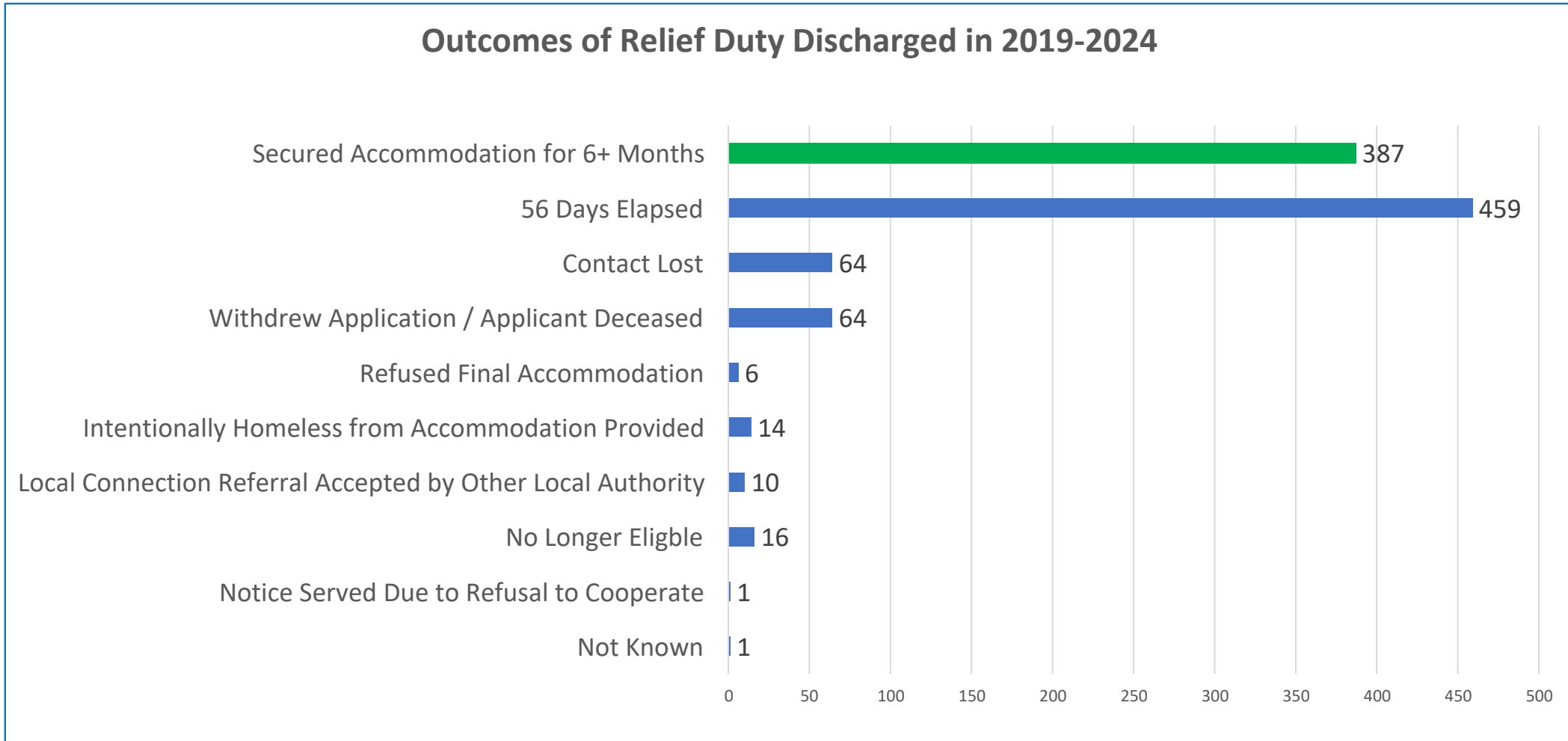


Existing or Alternative Accommodation Secured at Prevention Duty End in 2019 - 2024



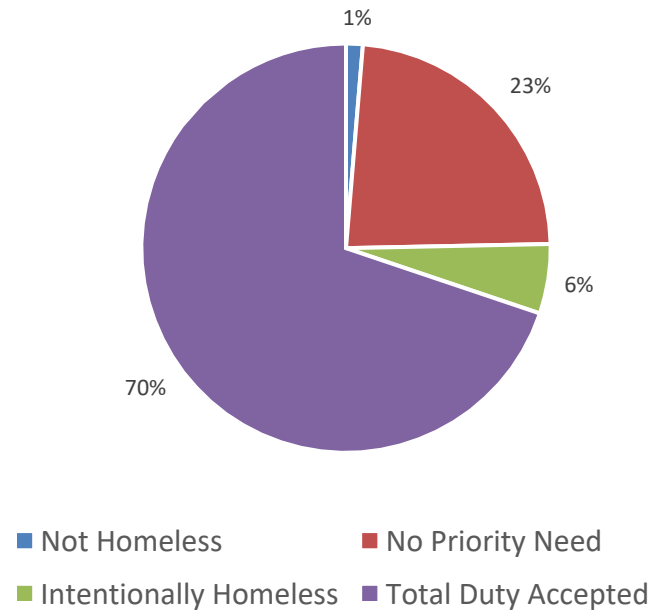
What was the outcome of their approach?

Relieved homelessness by securing suitable accommodation in 38% of cases, of which 44% went into the private rented sector

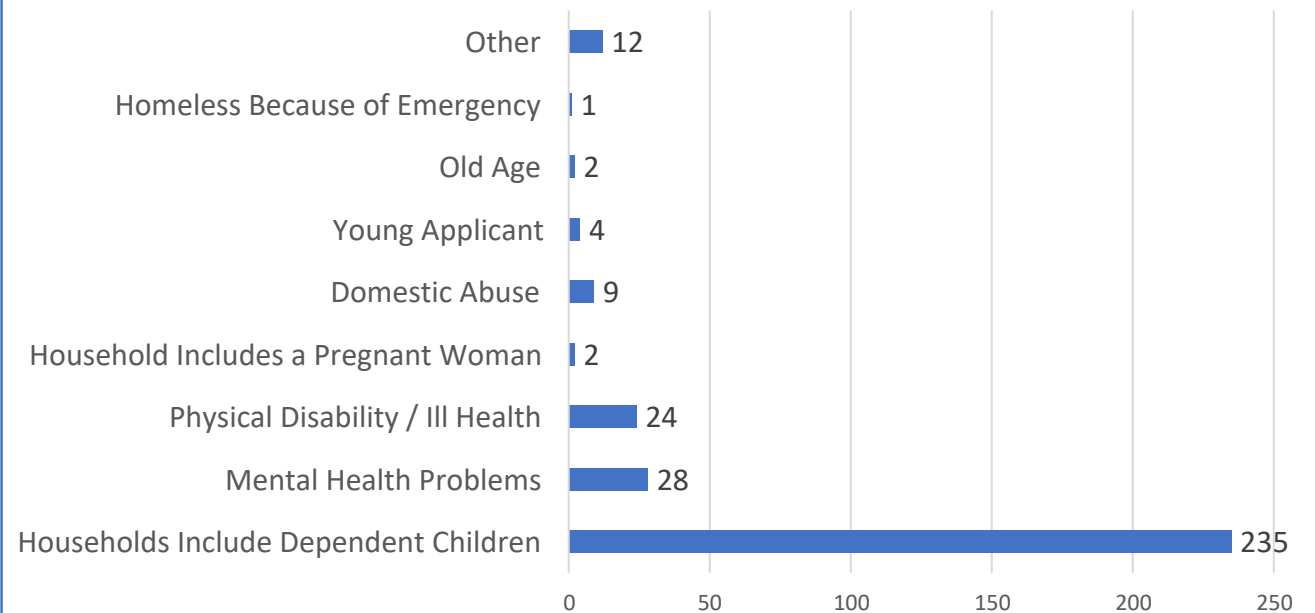


What was the outcome of their approach?

Main Duty Decisions 2019-2024



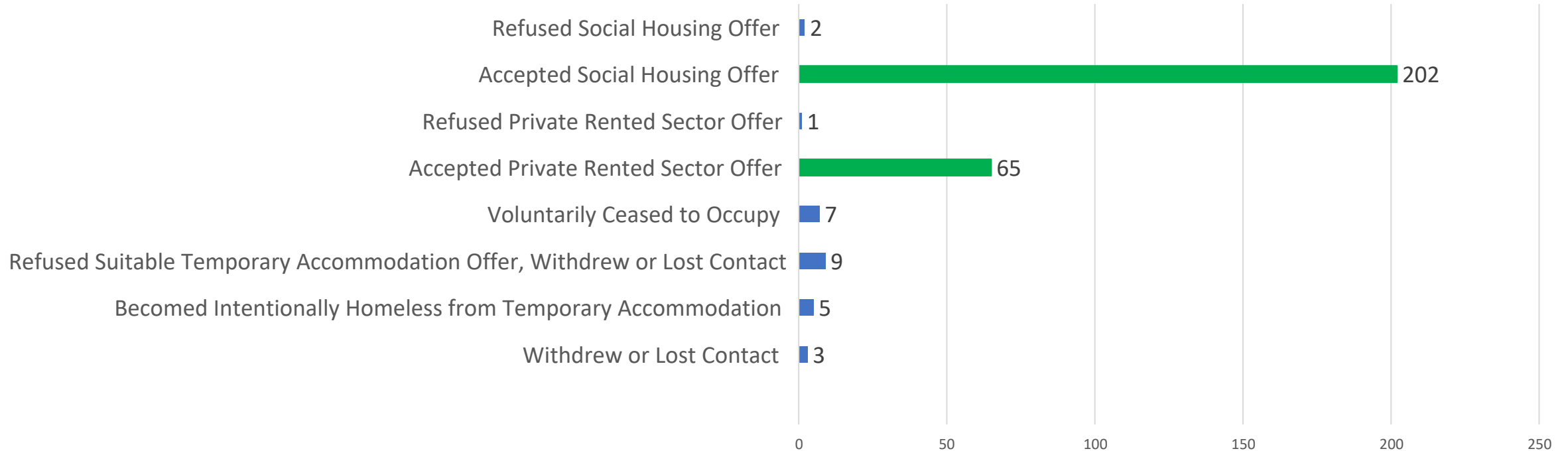
Main Duty Acceptances by Priority Need 2019-2024



What was the outcome of their approach?

The main duty was discharged successfully in 91% of cases, with 24% discharged into the private rented sector and 76% into social housing

Outcomes of Main Duty Discharged in 2019-2024



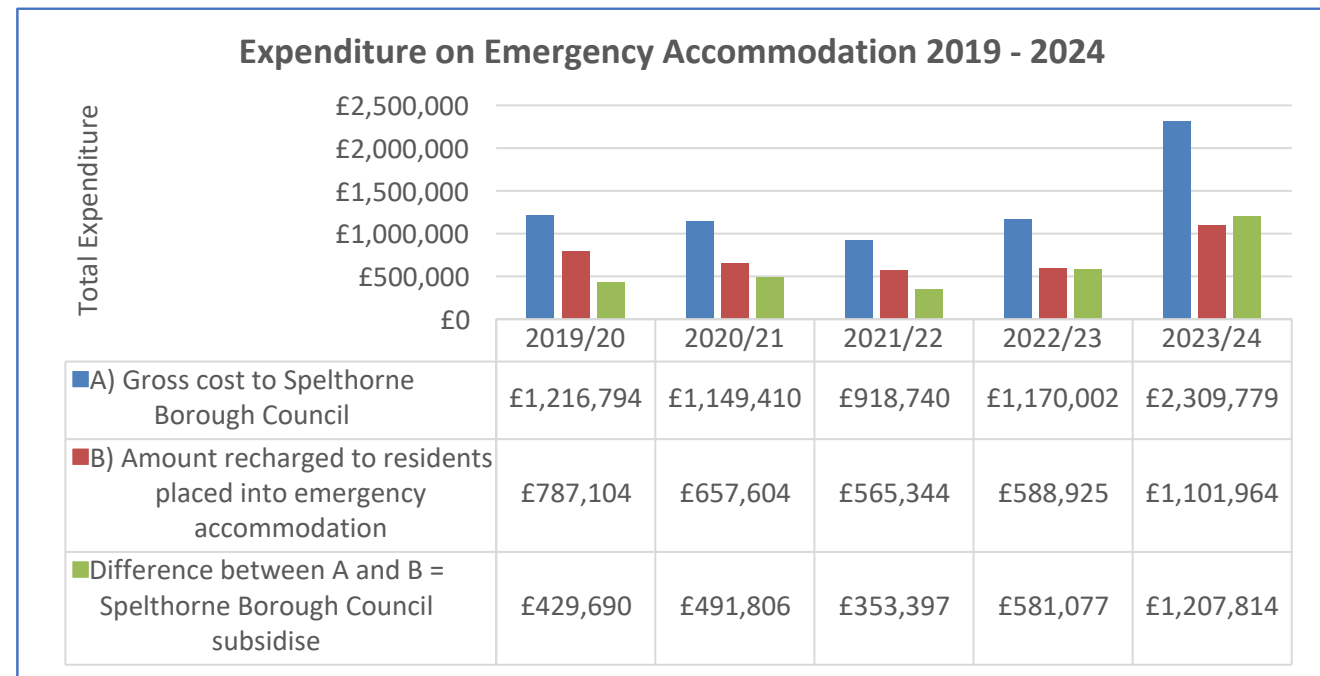
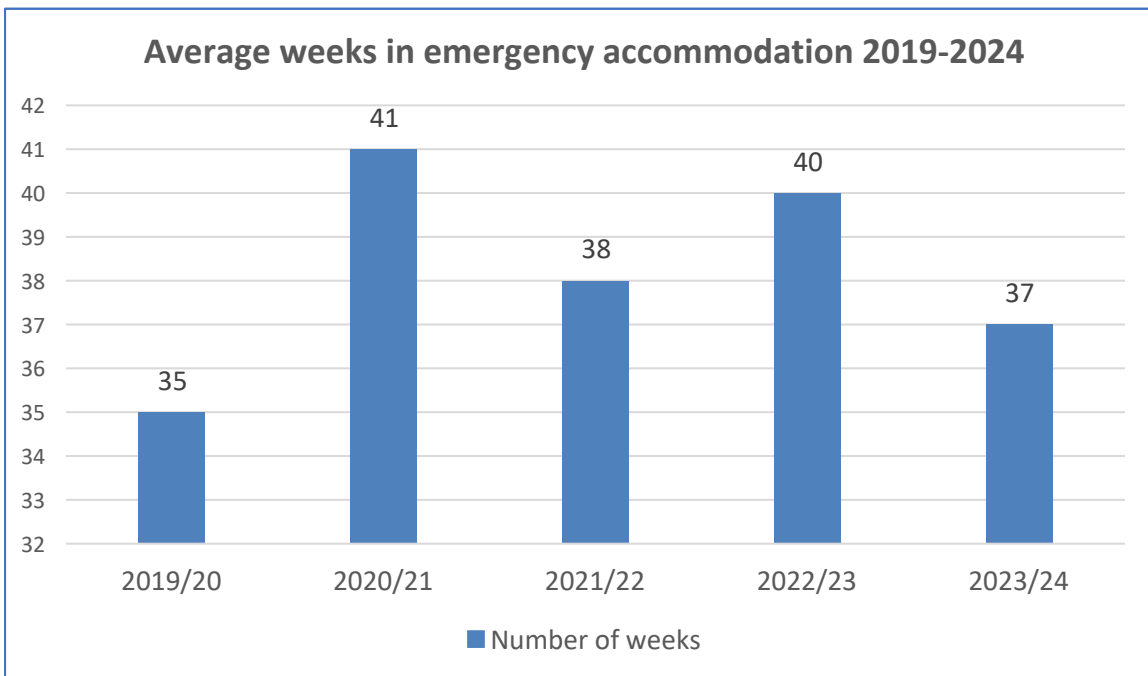
Emergency Accommodation Use

Across 2019/24, 603 households were placed into emergency accommodation

- 294 had children or a pregnant household member

Snapshot as at 31st March 2024: 170 households in B&B / temporary accommodation (72% include children).

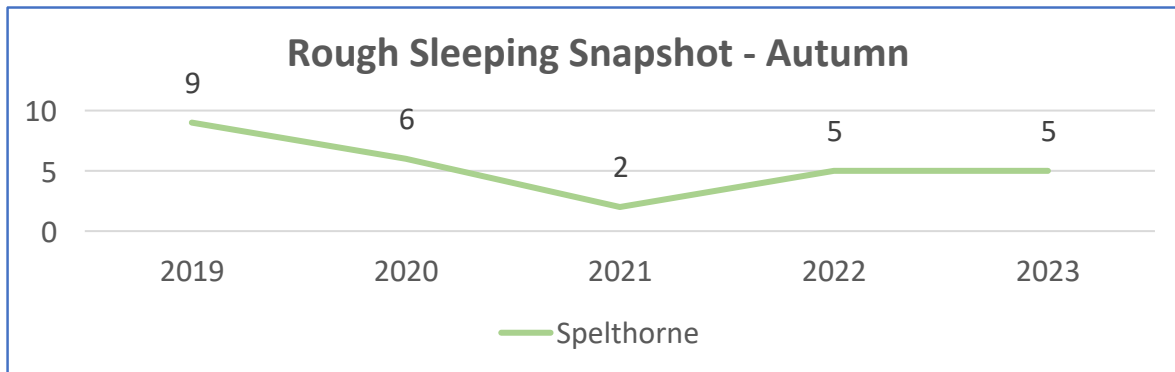
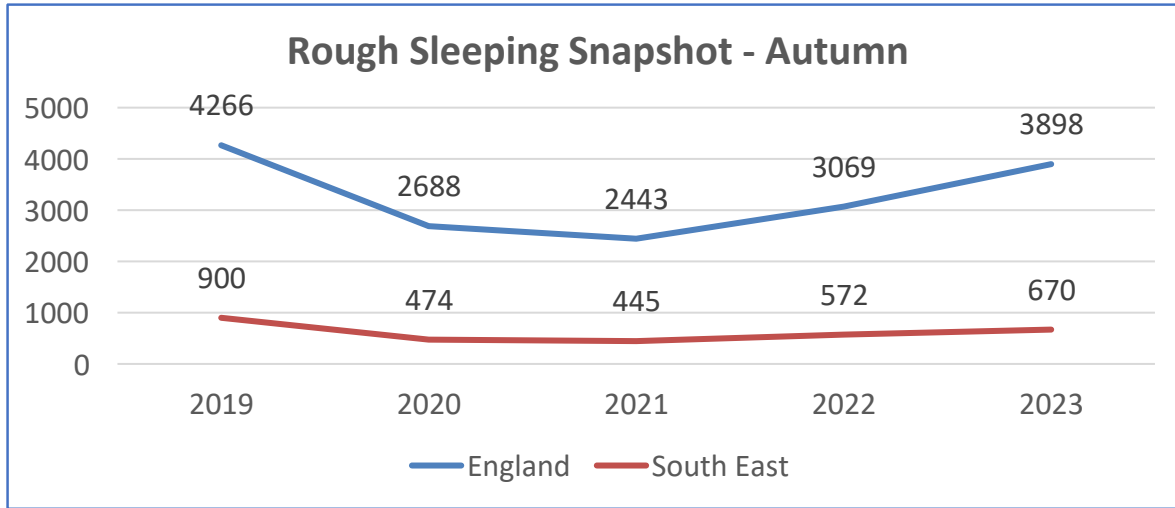
- 82% were placed within Spelthorne and 18% were placed out of the borough.



In 2020, the Council sourced additional emergency accommodation to support an increased demand during the COVID-19 pandemic. This was an additional cost of £160,486 across 2020-2024 (£658,981 expenses minus £498,495 rent recovery).



Rough Sleepers



'Everyone In' initiative during the COVID-19 pandemic

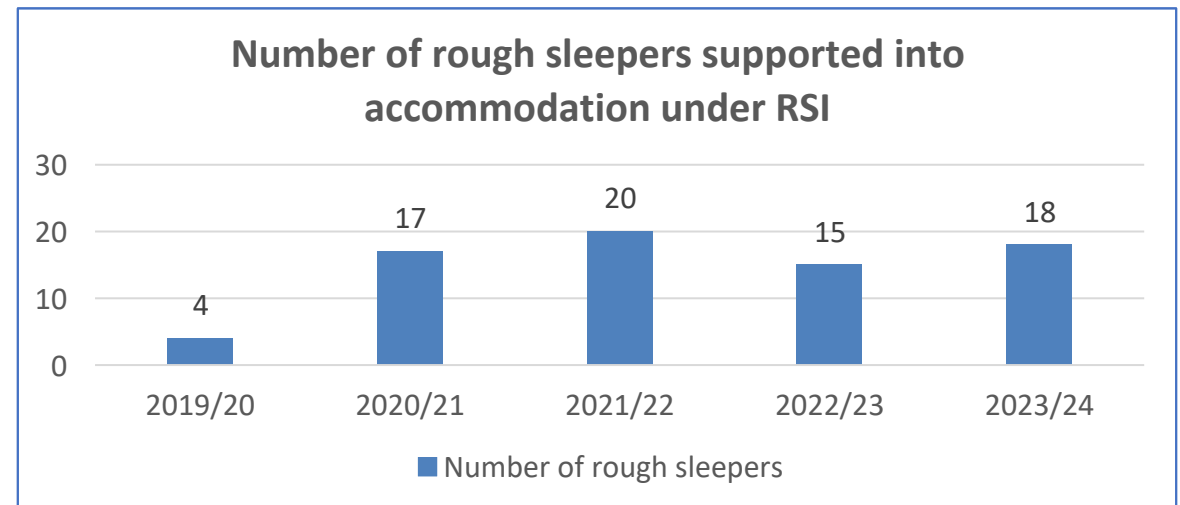
Nightly figure fluctuates – we've seen 0 on occasion

Rough Sleeper Initiative (RSI) Fund:

- £927,450 received across 2020-2025
- Outreach team, intensive support officer, and floating support via Look Ahead

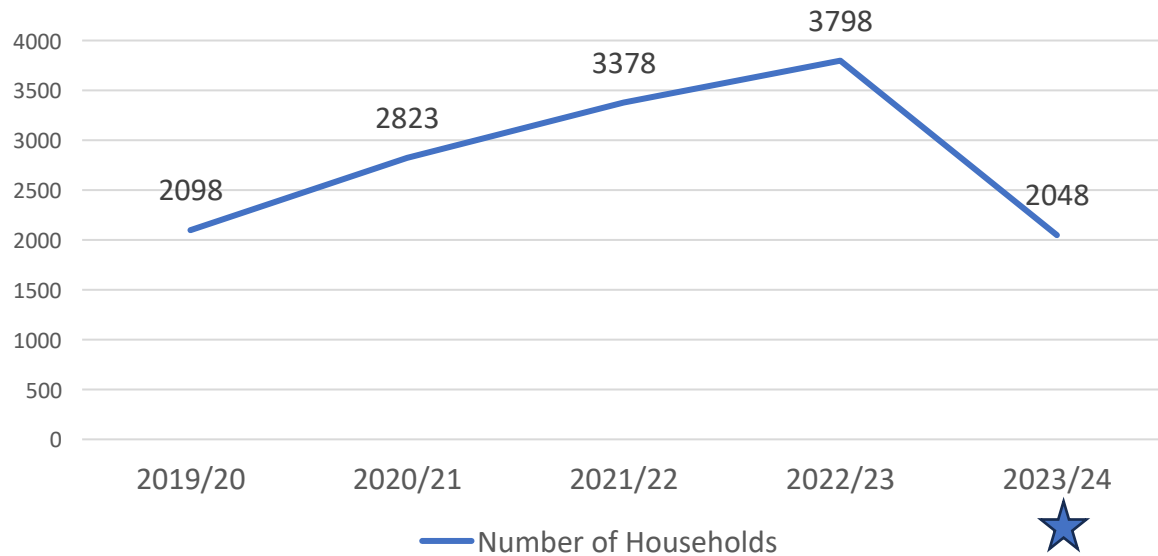
Rough Sleeper Accommodation Programme (RSAP)

- £360,000 received – 6 x 1-bed flats + support via MTVH

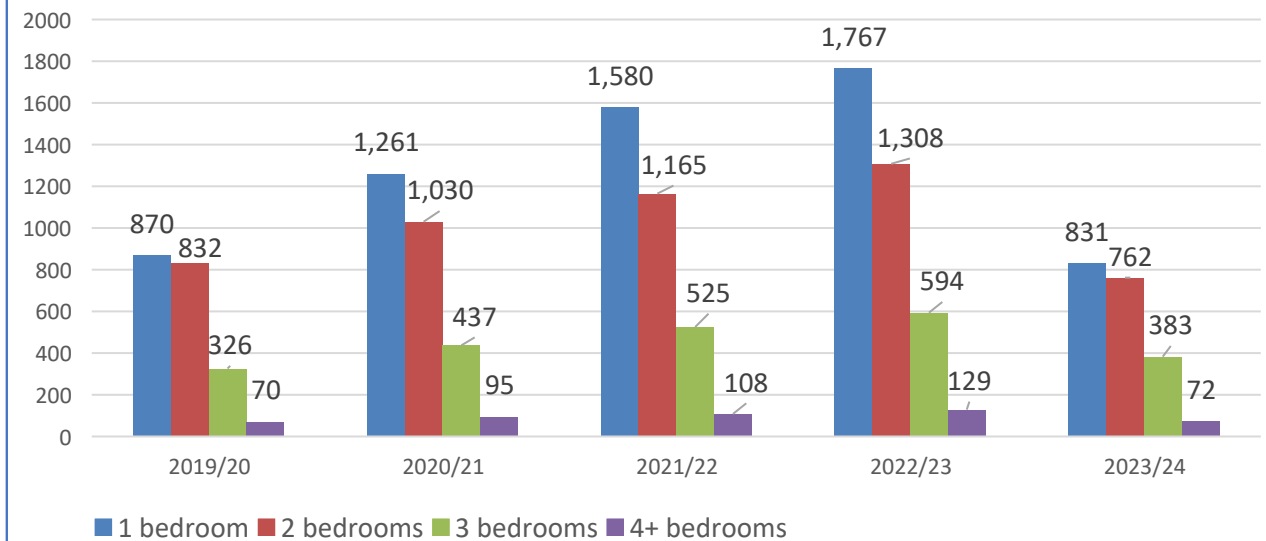


Affordable Housing Demand

Number of Households as at 1st April Annually on Spelthorne's Housing Register



Number of Bedrooms Required by Household Spelthorne's Housing Register 2019-2024



Housing Re-registration process



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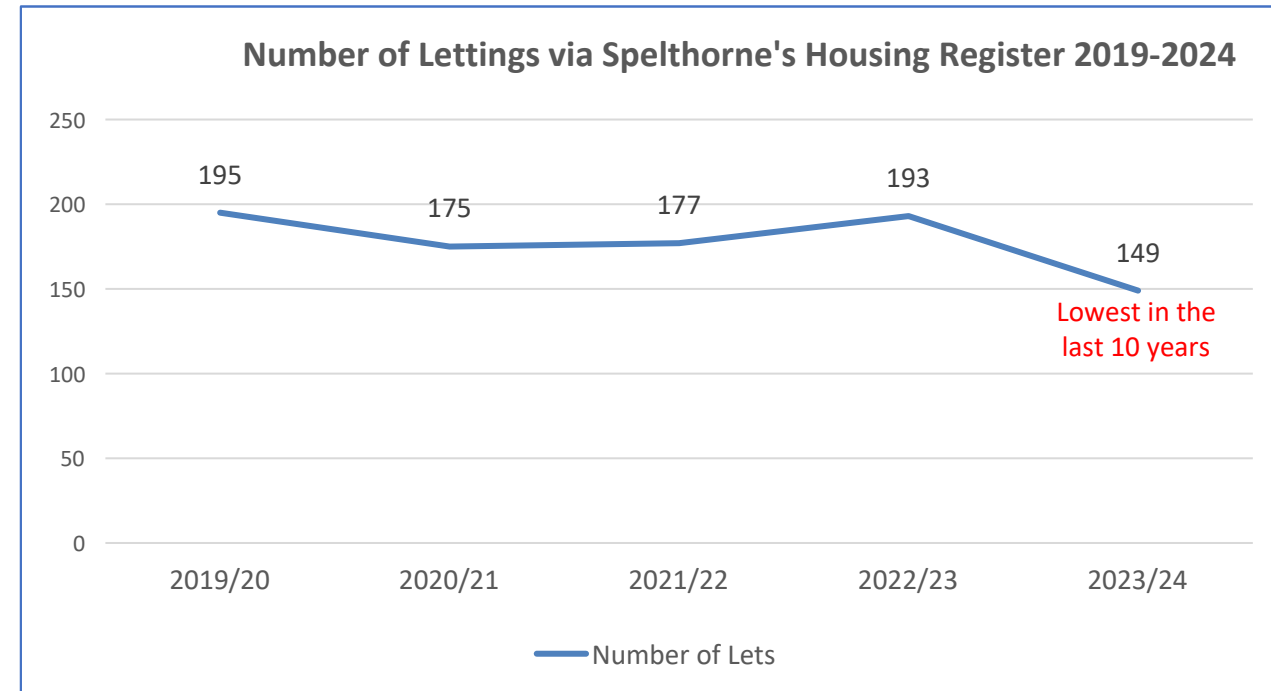
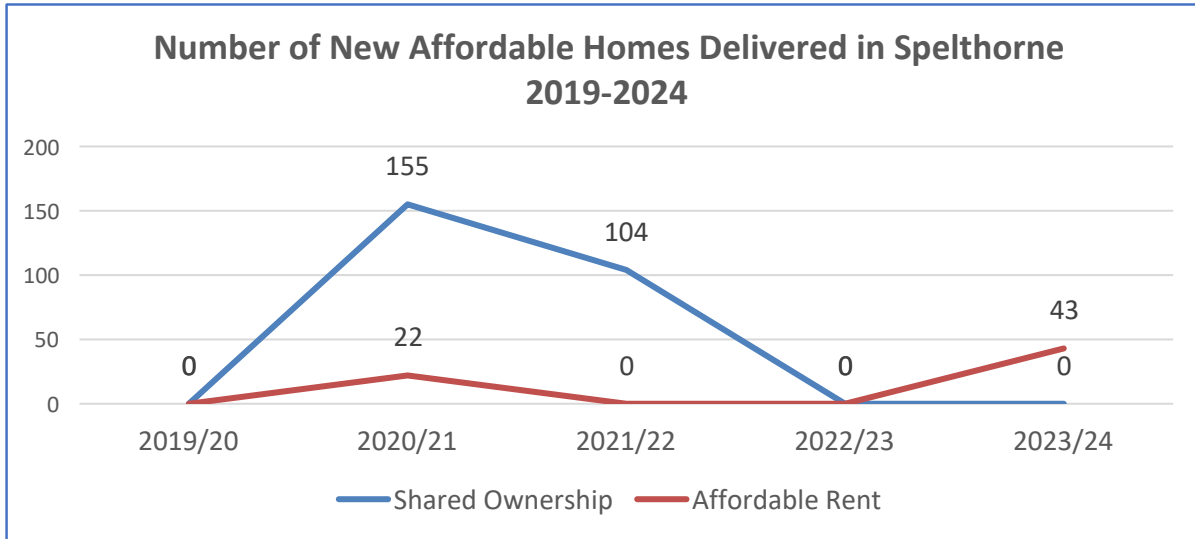
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Affordable Housing Supply



- 70% flats
- 10% studio, 50% one-bed, 25% 2-bed, 14% 3-bed, 1% 4-bed+
- 296 were age restricted (this is 33% overall but 66% of our one-bed lets)
- 70% let to general needs and 30% to homeless households



Supporting access into the private rented sector

Homeless Prevention Fund

In the last 5 years, the Council has spent just under £1.95m towards homelessness prevention including £671,961 for rent in advance, deposits, rental and mortgage support payments.

Spelthorne Rent Assure Scheme

Two-year rent guarantee scheme where homeless families are nominated to a private sector letting.

There have been 238 landlord enquiries and 71 placements made in the last 5 years.

57 placements reached the end of their 2-year arrangement and the tenant continued to rent the property.

Spelthorne Rentstart

Support single homeless people and couples without children.

Offer landlord incentives to secure accommodation e.g. rent deposit guarantee scheme.

Housing advice was provided to 1,644 clients and an additional 412 were supported into accommodation 2019-2024.

Look Ahead Floating Support

Since September 2022, 66 residents supported with tenancy sustainment and accessing support services.

Accommodation for Ex-Offenders funding

Spelthorne received an allocation of £33,104 which was used to support 13 prison leavers with access to accommodation via rental deposits and landlord incentives.



What have we achieved in the last 5 years?

White House and Harper House



Reduction in the number of rough sleepers

Rough sleeper nightly average count 0-5 on any given night (previously 10-12)

Robust contract management

- Citizens Advice – 7,811 supported
- Look Ahead
- Spelthorne Rentstart
- Metropolitan Thames Valley Housing
- Browns – ended 2024
- Reigate & Banstead – 174 positive fraud investigations
- Multi-agency forum

Knowle Green Estates Housing Delivery

Delivered 80 affordable rent homes since 2018, including 11 key worker



Launch of a step-down programme

Spelthorne is the lead authority (153 accommodated – 67 in Spelthorne)

Response to refugee and asylum seeker homeless approaches

Local Authority Housing Fund

Shortlisted for 4 awards

- UK Housing Awards (2022) Homelessness Project of the year (South)
- LGC Awards (2023) Housing Project of the Year
- MJ Awards (2023) Council Team of the Year
- Affordable Housing Awards (2023) Homelessness Project of the Year



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Response to refugee and asylum seeker homeless approaches

Spelthorne pledged to support up to 12 households arriving locally under the Afghan Citizens Resettlement Scheme or Afghan Relocations and Assistance Policy into privately rented accommodation.

Bridging hotels closed by the Home Office in 2023 – 22 approached from the Spelthorne hotel and a further 5 from other hotels outside of the borough.

Local Authority Housing Fund (LAHF) – granted 40% of total capital costs to purchase 81 properties (63 temporary accommodation and 18 resettlement accommodation).

Homes for Ukraine Scheme - £600 monthly thank you payments. 17 homeless approaches from Ukrainian schemes.

Home Office hold a hotel for asylum seekers and dispersed accommodation within Spelthorne. In 2023, the notice period provided by the Home Office following a positive asylum seeker decision was reduced from 28 days to 7 days.

