

# Homeless Families in temporary accommodation

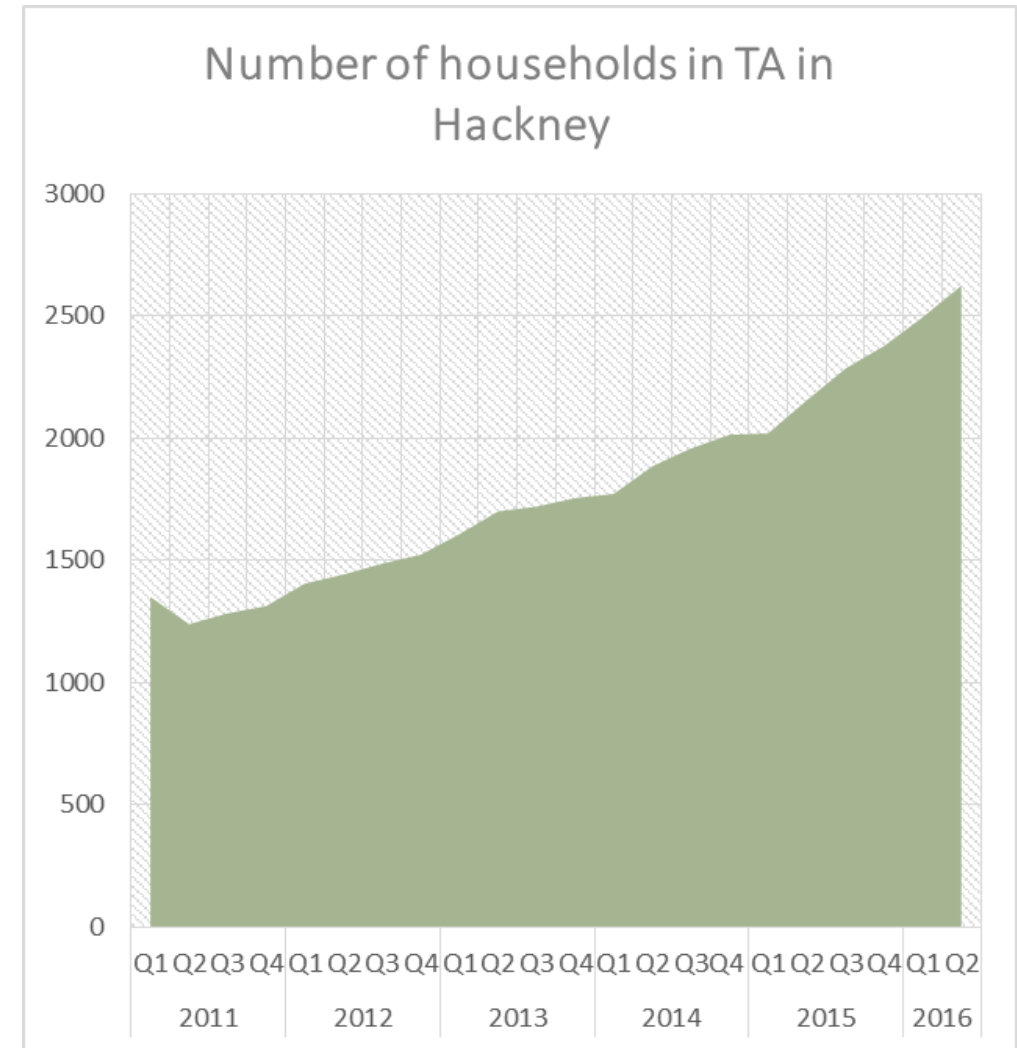
Kay Brown

Director of Customer Services

# Homeless Families in temporary accommodation

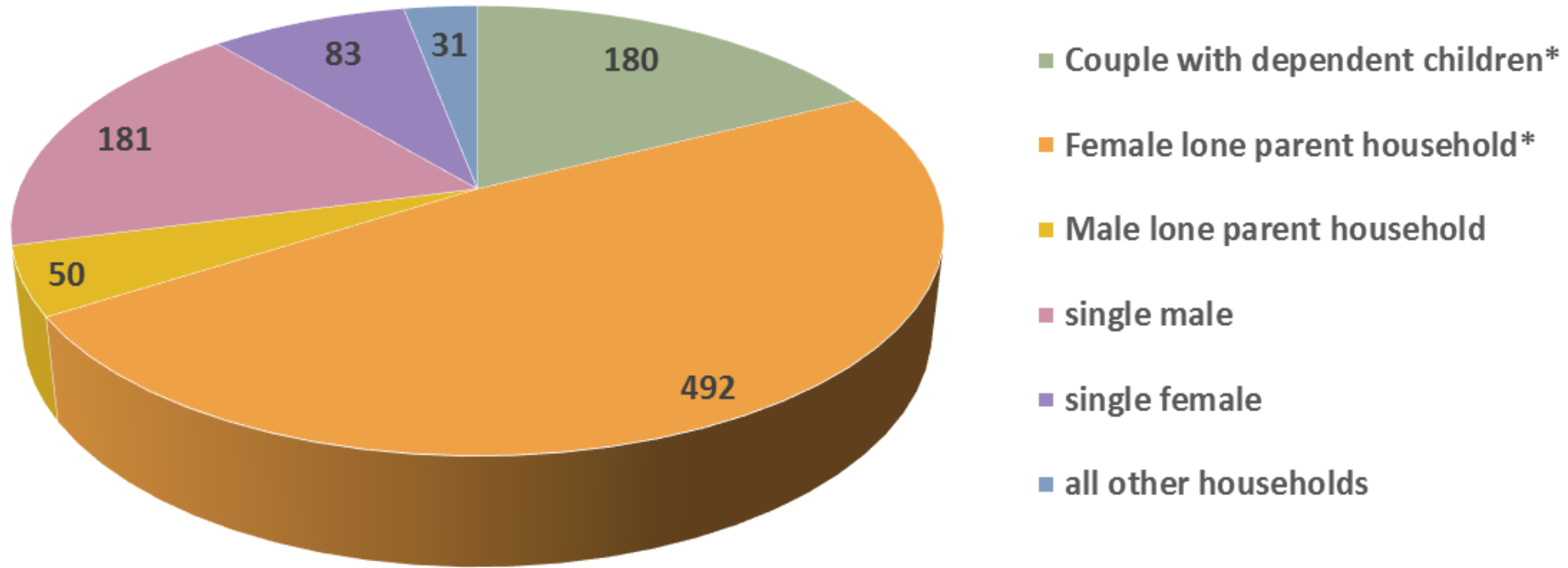
## Context

- ❑ Homelessness in Hackney is increasing rapidly;
- ❑ Driven largely by buoyant housing market and cuts to welfare benefits;
- ❑ Social Housing at saturation point; there are around 47,000 Social Rent properties in Hackney, but still over 12,000 households on the Council's Housing Register;
- ❑ Currently over 2,700 households in temporary accommodation;
- ❑ Plans to deliver 3,000 new affordable homes, but will still not meet demand



# Homeless Families in temporary accommodation

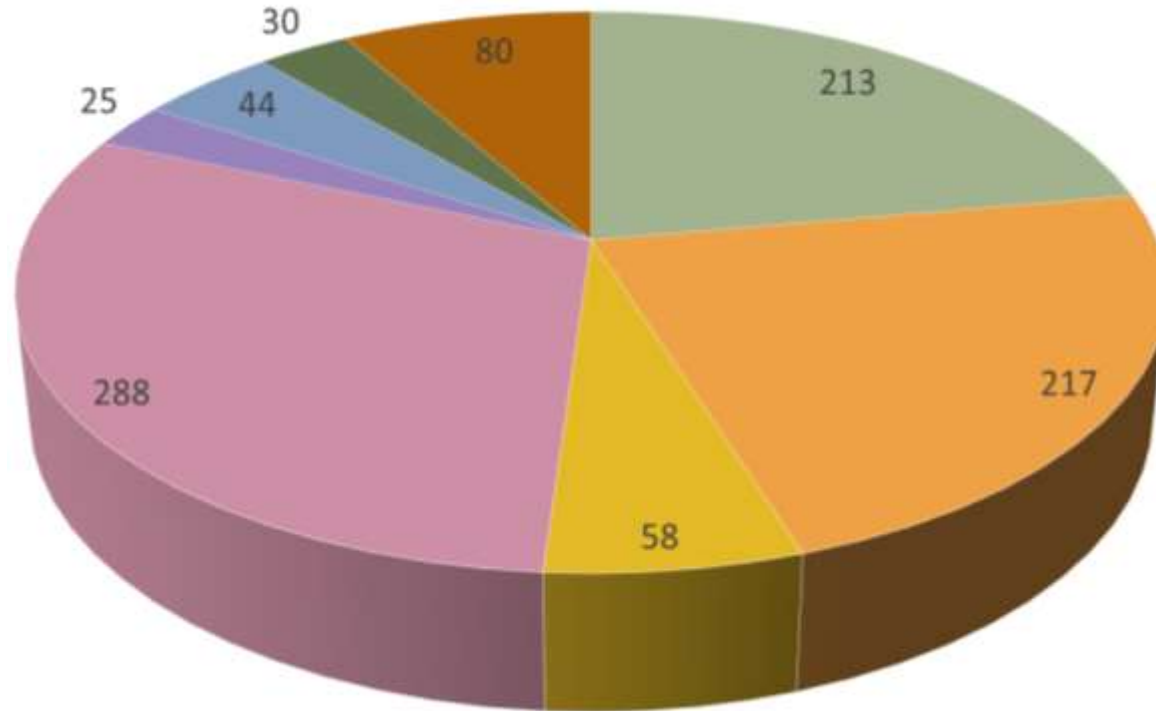
Which households are affected?



Hackney P1E data: Apr 2015 – Mar 2016

# Homeless Families in temporary accommodation

## How these households became homeless

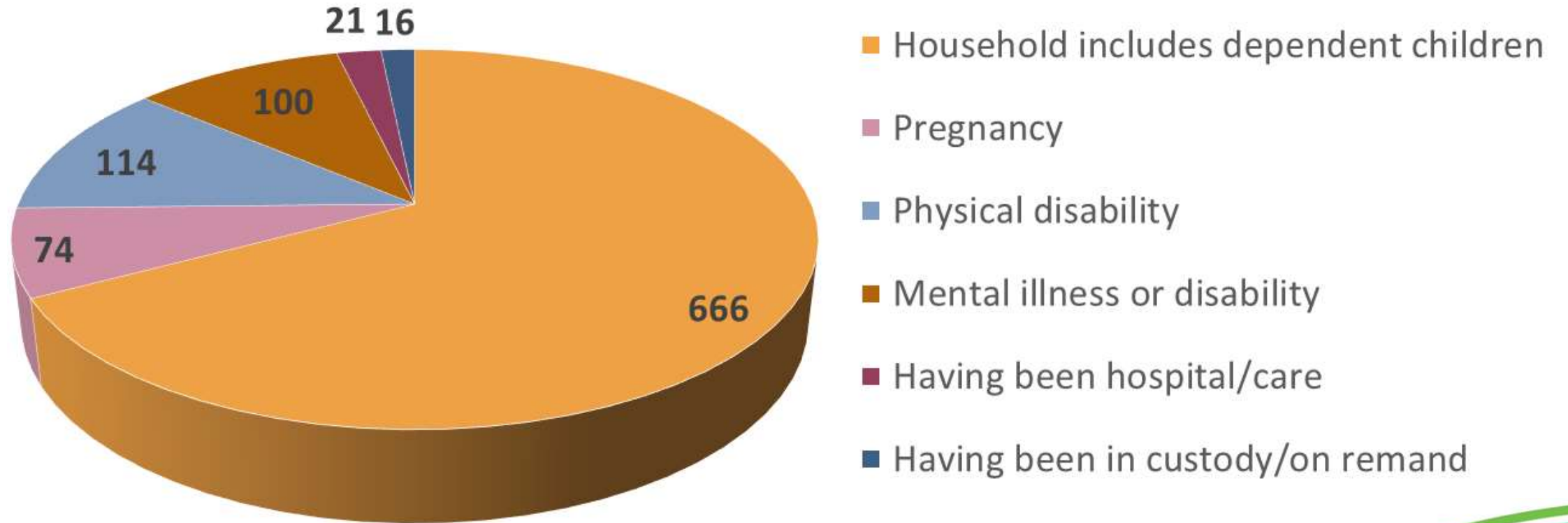


- Parents no longer willing or able to accommodate
- Other relatives or friends no longer willing or able to accommodate
- Violent breakdown of relationship, involving partner
- Termination of assured shorthold tenancy
- Reasons other than termination of assured shorthold tenancy
- Left prison/on remand
- Left other institution or LA care
- Other reason (e.g. homeless in emergency, sleeping rough or in hostel, returned from abroad)

Hackney P1E data: Apr 2015 – Mar 2016

# Homeless Families in temporary accommodation

Why these households were accepted as homeless?

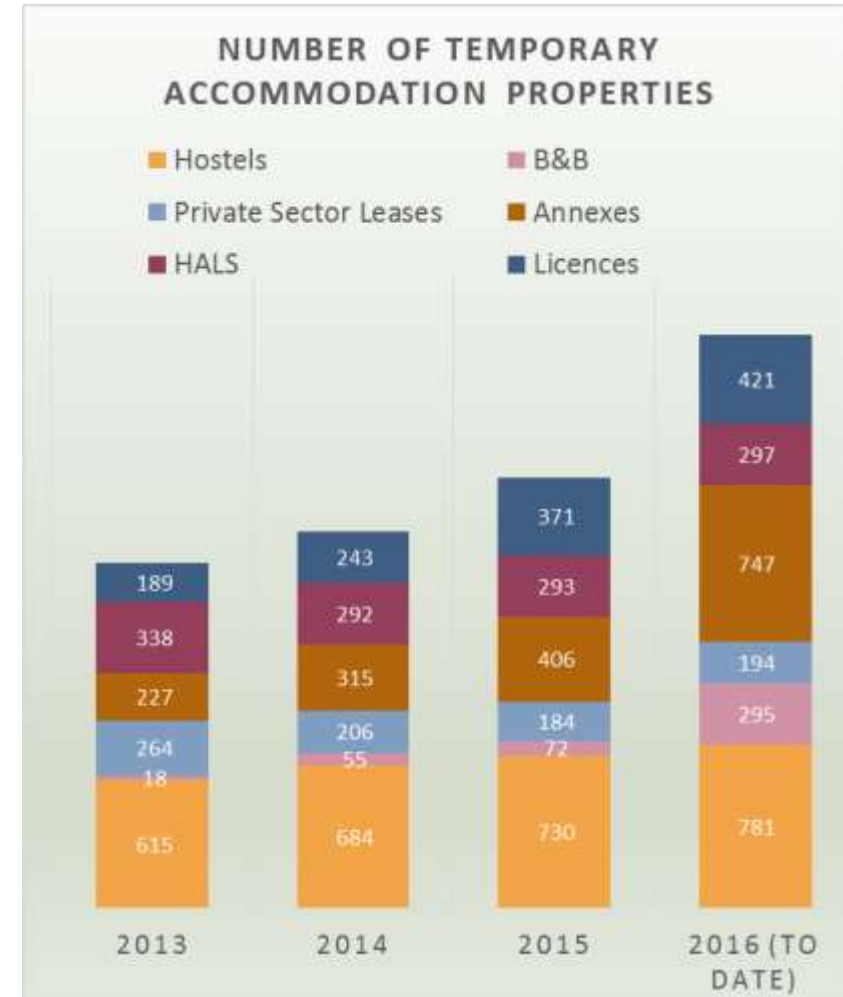


Hackney P1E data: Apr 2015 – Mar 2016

# Homeless Families in temporary accommodation

## Placing families in Temporary Accommodation

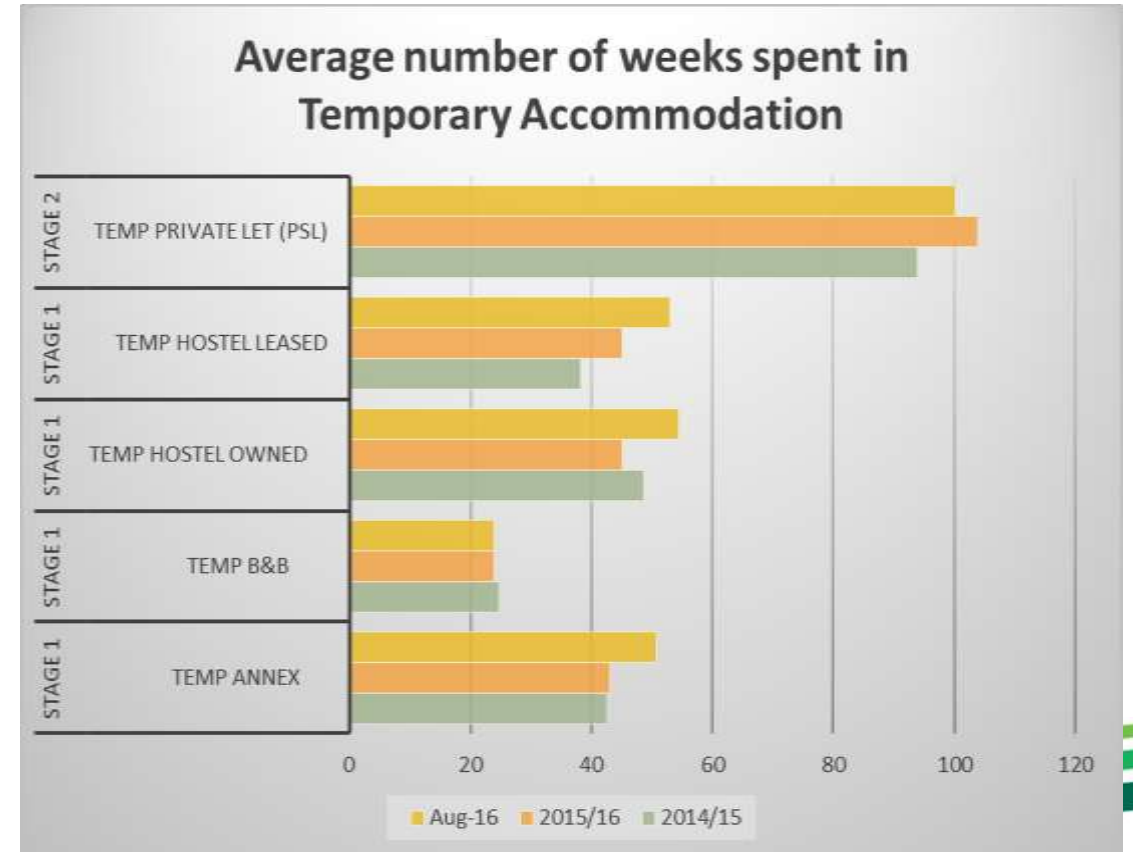
- What are the needs of the household?
- What accommodation is available?
- Is the accommodation suitable?
- Is the accommodation safe and secure?
- Decent Homes Standard
- Hostel Managers on site
- Support for families



# Homeless Families in temporary accommodation

## Improving the quality of temporary accommodation

- Mayoral Manifesto Commitment
- Expanding Laundry facilities
- Introducing Wi-Fi
- Play spaces within hostels for younger children
- Separate Homework areas for older children
- Improved communal spaces



# Homeless Families in temporary accommodation

## Families in Temporary Accommodation and Discretionary Housing Payments (DHPs)

- ❑ DHPs are designed to provide help to those in receipt of Housing Benefit (or Universal Credit), who require further financial assistance to meet their housing costs.
- ❑ As we can only charge affordable rents in TA, households should not need extra help, but;
- ❑ TA will, by its nature, contain a higher proportion of vulnerable households. These households are not exempt from the wider reform agenda, particularly the Benefit Cap
- ❑ Few non-working families in TA can move into employment and exempt themselves, and the only solution is an award of a DHP.
- ❑ At the other end of the spectrum, working households do not receive full Housing Benefit they can find themselves falling into arrears or facing short term crises for which they require additional support.
- ❑ With DHP funding being severely oversubscribed, LAs face a dilemma. Not awarding DHP will mean they fall into arrears which will prevent the household being placed in permanent accommodation.

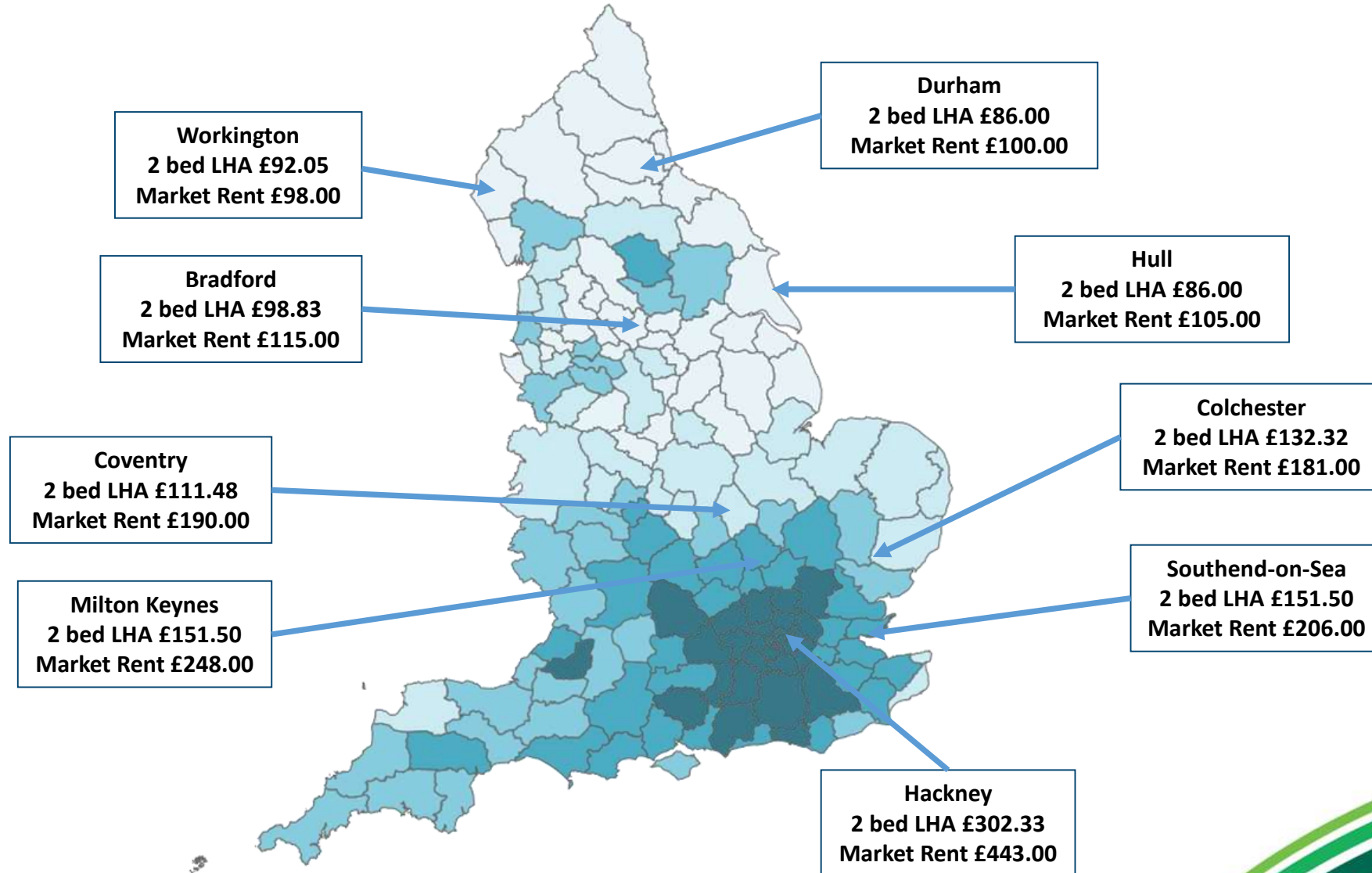


# Homeless Families in temporary accommodation

## Sourcing Temporary Accommodation - Financial implications

- Funding for the procurement of PSL comes largely from Housing Benefit subsidy.
- In effect less than 3 in 100 lettings are marketed at or around the subsidy rate in Hackney (and most of London).
- Council must significantly supplement the subsidy from its Revenue Account.
- Cannot pass this cost onto the tenant.
- Currently projecting a £4m overspend for this year.
- Only other realistic alternative is to source housing in areas where the Market Rent and the Subsidy rate are more in alignment.

# Homeless Families in temporary accommodation



# Homeless Families in temporary accommodation

## Where do we go from here?

- Officers are currently sounding out landlords and estate agents throughout the South East.
- Households in temporary accommodation will have much less of a choice over the properties available to them and, more importantly, where those properties are located.
- It will be necessary to manage the expectations of residents
- Must improve the churn through out current stock
- Should we change or even abandon the Choice Based Lettings Scheme?