



Contains Confidential or Exempt Information	No
Title	CEX 541: Housing Supply and Accommodation for Care Leavers
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For Consideration By	Cabinet
Date to be Considered	15 th June 2021
Implementation Date if Not Called In	24 th June 2021
Affected Wards	All
Keywords/Index	Housing, Accommodation, Supply, Care Leavers,

1. Details of Recommendations

The Cabinet is asked to **approve** the:

1. Revised Care Leavers pathway into housing which includes the provision of interim accommodation as set out in paragraph 3.5.5.
2. Housing Department to act as the ‘Housing Agent’ on behalf of Children’s Services for the purposes of identifying, sourcing and managing housing allocations for Care Leavers.

3. Proposals for providing accommodation for care leavers to be delivered in 2021/22 (as set at paragraph 3.4.7), and plans for developing a pipeline for care leavers for future years as part of the council house building programme using both existing Housing Revenue Account (HRA) and General Fund assets.
4. Appropriation of property from the General Fund into the HRA to facilitate the refurbishment using HRA Capital Programme to be let at Council Rents to increase housing supply as outlined in paragraphs 3.4.6 and 3.4.7.
5. Establishment of 2xFTE permanent staff within Housing to assist with immediate and ongoing pressures including the revised pathway, interim and permanent allocations, accommodation set up and income recovery via Housing Benefit and support for Care Leavers.
6. As part of the Council's Corporate Parenting role that we explore options for supporting care leavers to access suitable and flexible home ownership options in the future.
7. Delegate responsibility to the Executive Director of Housing, Planning and Communities, in consultation with the Lead Member for Corporate Strategy, Planning and Regeneration, to finalise the detail and terms of these recommendations; enter into the necessary procurement and legal processes to deliver these proposals; and enter into appropriate consultant appointments to undertake surveys and feasibilities to establish the full scope of works required to deliver the homes for Care Leavers to be funded from the feasibility budget within the approved HRA Business Plan 2021-28.

If the recommendations are adopted, how will residents benefit?	
This report puts forward recommendations which, when combined, enable more housing options for Care Leavers.	July 2021 onwards

2. Report Summary

1. This report sets out the issues the council is facing in accommodating care leavers for whom the council has a Corporate Parenting responsibility.
2. The report sets out the issues faced by Children's Services in preparing and supporting care leavers to move into independent living accommodation whilst carrying a high financial burden and the pressure on the Housing Service in needing to meet the growing demand against limited availability of permanent council housing accommodation
3. The report sets out the work that has been carried out to transition Care Leavers from supported housing into independent living, which to date, has

been fully reliant on permanent social housing. It also takes into account and responds to housing needs and challenges outlined by the Leaving Care service and the council's wider Corporate Parenting responsibilities.

4. In order to address the issues, alleviate the financial pressures and effectively manage the increasing housing demand for Care Leavers - the report sets out a One Hounslow approach, and proposes a way forward which includes;
 - from a Children's Services perspective an improved care leaver pathway that starts with housing care leavers initially being placed into interim accommodation which will enable them to better prepare and successfully manage the transition from semi to independent living accommodation and prevent the chances of them becoming homeless. This approach will also contribute to relieving financial pressures on Children's Services who are currently carrying high cost supported accommodation placements.
 - from a Housing Service perspective, the Housing Service will act as the "housing agent", taking responsibility for the planning, management and allocations of care leavers current and future housing accommodation needs, with Children's Services continuing to provide advice, emotional support and support with education, training and routes into work.
 - the Housing Service will also take proactive steps to enhance the supply it currently has available taking into account general fund and HRA residential accommodation for the next 12 months and will also prepare a future housing programme which will form part of the wider council housing programme to ensure Care Leaver housing demand is continuously met and that supply meets future needs;
 - the report also seeks to grant delegated authority to the Executive Director of Housing Planning and Communities, in consultation with the Cabinet Member for Corporate Strategy, Planning and Regeneration, as set out in recommendation 7.
- In order to enable the above arrangements, the report seeks approval for the establishment of two resources (2xFTE permanent staff) within the Housing Service that will provide for the smooth transition and management of interim and permanent housing allocations and support for Care Leavers.
- Looking ahead, and in keeping with Council's wider corporate parenting responsibilities the report proposes to explore options for enabling Care Leavers to access shared homeownership. These proposals will be explored and findings will be brought back to Cabinet for consideration and approval.

3. Reason for Decision and Options Considered

3.1 Background

- 3.1.1 This report embraces the spirit of the council's One Hounslow approach with Children's Services and Housing working in new, improved, and collaborative ways. A cross service review to fully understand the number of Care Leavers requiring independent housing, and the different levels of support, along with the supply options available, has been carried out over the last 12 months and the recommendations arising from that review are contained in this report.
- 3.1.2 The council has a Corporate Parenting responsibility for Looked After Children who are in care up to the age of 18. When Looked After Children turn 18, they become a Care Leaver. Currently, Care Leavers between the age of 18 and 25 are in a range of accommodation options, some of which carry a very high cost to the council while providing a level of support that is no longer required by the young person.
- 3.1.3 Children's Services and Housing have established a joint Move on Panel for Care Leavers who need to transition to independent living. The services have been working together to review housing demand and supply and devise a revised pathway to better meet the housing and support needs of Care Leavers. However, Covid-19 has had a significant impact on the housing supply that is available to single people, including the majority of Care Leavers who require studio or 1 bedroom homes.

3.2 The Housing and Support needs of Care Leavers

- 3.2.1 Young people leaving care have a variety of needs and each person requires an accommodation and support package to meet their individual needs. Due to the lack of available options, it is often the case that when a young person who has been in care turns 18, they move into semi-independent accommodation because this is the only option available at the time.
- 3.2.2 Semi-independent accommodation provides accommodation and support, typically in shared houses. While there are a range of other accommodation and support options provided to Care Leavers with specific needs, this report is focussed on the need to reduce the reliance on semi-independent accommodation for Care Leavers who no longer require it but are remaining in a placement due to a lack of alternative housing options.
- 3.2.3 While the provision of support to Care Leavers can be combined with specific accommodation that the young person resides in, this does not have to be the case. In addition, the support needs of young people change over time and a more flexible model of support is required.
- 3.2.4 Children's Services and Housing have explored different levels of support needs of Care Leavers over the last 12 months and have broadly categorised them as below:

a) No support or low support needs: those who can be supported by their Personal Adviser or access floating support in independent living;

b) Medium to medium/high support needs: those needing daily support in an accommodation based setting such as semi-independent or supported housing;

c) High/very high support needs: those requiring Residential Placements with intensive support.

This report focusses on Care Leavers who are in category a) above. There are no recommendations in this report regarding young people who need support in categories b) and c) above and will remain in support settings with Children's Services. It is important for Care Leavers with medium to high support needs to continue to receive the levels of support they require. A minority of Care Leavers will fall within the transition process between Children's and Adult services where ongoing high support needs are met into adulthood.

3.3 The demands for independent housing from Care Leavers

3.3.1 Over the last 3 years, there has been a higher number of Looked After Children turning 18 years of age compared to previous years. The council, as Corporate Parent, has a commitment and responsibility to ensure Care Leavers have suitable accommodation but there has been an over-reliance on this being permanent social housing.

3.3.2 To avoid a number of moves between different accommodation, and to prevent Care Leavers becoming homeless, Care Leavers in semi-independent and supported housing have remained in that accommodation until they are offered permanent social housing. The impact of this is young people remaining in placements with levels of support being provided that are not needed and at a higher cost to the council than necessary.

3.3.3 Covid-19 has exacerbated a shortage of supply of permanent social housing as less people have moved over the last 12 months, slowing down the relets of property at the same time significantly more people have become homeless due to the impacts of the pandemic. The result of this is that more Care Leavers are living in supported housing for longer with support they do not need.

3.3.4 Table A below, illustrates the approximate number of Care Leavers (as at March 2021) who require independent accommodation now or at some point during 2021/22.

Table A

	Category of Demand	Number
1	Care Leavers who are 18+ and ready to move to independent living now	74

2	Care Leavers who are 18+ who will be ready to move to independent living during 2021/22	50
3	Care Leavers aged 18+ who are not currently in accommodation provided by the Local Authority (e.g. in prison, staying with a partner or family member) and those arrangements will come to an end in 2021/22	10 <i>(estimate)</i>
4	Looked After Children turning 18 in 2021/22 who will be ready to move to independent living	50
5	Unaccompanied Asylum Seeking Children who are 18+ or will turn 18 in 2021/22, receive leave to remain and will be eligible for housing and ready to move to independent living	10 <i>(estimate)</i>
TOTAL		194

3.3.5 In 2022/23 (and for each year thereafter), it is estimated that a further 40 Looked After Children will turn 18 and require independent living. In addition, there will be Unaccompanied Asylum Seeking Children aged 18+ who will become eligible for housing assistance although the actual number is difficult to predict.

3.4 Housing Supply for Care Leavers

3.4.1 It is proposed that the Housing Service, in its Housing Agent role, will develop a pipeline for housing for Care Leavers into 2021/22 as well as plans for developing a more sustainable Care Leaver housing programme and integrating it into the council's wider housing development programme going forward. It is intended that the revised delivery model will reduce the council's overall expenditure for Care Leaver accommodation and make a positive difference to their lives. Schemes brought forward under the programme will provide a number of high-quality homes suitable for Care Leavers. They will be designed to provide accommodation that is flexible and includes a mix of accommodation types to support a range of needs and levels of independence.

3.4.2 In 2019/20, 50 Care Leavers were housed into permanent social housing through the Council's usual allocations arrangements. The council's Housing Allocations Policy gives Care Leavers a 'local priority' which gives a high priority for rehousing.

3.4.3 In 2020/21, only 20 Care Leavers have been housed into permanent social housing, due in part to the impact of Covid-19. This has contributed to a backlog of Care Leavers who are ready and waiting to move into independent living (Table A, Row 1, above). However, even if 50 or more Care Leavers had been rehoused into permanent accommodation in 2020/21, there would still be a significant number of Care Leavers being ready to move into independent living in 2021/22 (Table A, Row 2).

3.4.4 To address current and future levels of demand, the One Hounslow approach will be taken forward with Housing Services acting as the Housing Agent for

Children's Services for the purposes of identifying, sourcing and managing housing allocations for Care Leavers.

3.4.5 There is currently an accumulating backlog of Care Leavers needing housing over the next few years. The overall number of Care Leavers requiring a move into independent living demonstrates the need for change ('Do New') to not only increase our housing supply options for Care Leavers, but also to revise and improve the accommodation pathway (see section 3.5 below).

3.4.6 An Asset Review of properties held within the General Fund has identified properties, either currently let on short term tenancies or are vacant, which are suitable for refurbishment and letting to Care Leavers. It is recommended that these properties are appropriated into the HRA so they can be refurbished with HRA capital funds, let at Council rents and accounted for within the 2021 HRA Business Plan and let at Council rents. Initial approval is required to undertake surveys and feasibility studies on each option, to be funded from the feasibility budget within the 2021 HRA Business Plan. Appropriation of these homes will involve the transfer of debt from the General fund into the HRA. The level of this debt will be based upon the existing open market value of these properties. The cost of servicing the transferred debt is then a revenue cost to the HRA. This revenue cost is expected to be covered by the additional rental income received from the tenancies granted.

3.4.7 Table B below sets out a variety of supply options that have been identified for Care Leavers in 2021/22:

Table B

	Supply Options 2021/22	Number of units
Permanent Social Housing – long term		
1	Usual allocations of re-lets through the Council's Housing Allocations Policy	52
2	Bulk purchase and new build stock where Care Leavers are given priority	34
	Permanent supply	86
Medium Term options		
3	Private Rented Accommodation – this could be studio or one-bedroom accommodation for single Care Leavers, two-bedroom properties for those with children, and two or three bedroom properties suitable for Care Leavers to share	30
	Medium term supply	30
Interim Accommodation (IA) – existing stock		
4	Use of some hostels and existing IA units – a combination of shared and self-contained units	30
	TA supply available imminently	30
Shared Accommodation - to develop		

5	Following the Asset Review of General Fund residential properties, a number have been identified as suitable to transfer to the Housing Revenue Account	32
	Shared TA supply in the pipeline	32
	TOTAL Supply in 2021/22	178

3.4.8 Table B above contains a number of accommodation options that are permanent, semi-permanent and temporary in nature and which use new properties as shared accommodation. Semi-independent accommodation is generally a house where young people have their own bedroom and share facilities. The interim accommodation options are similar but with a greater degree of independence for the young people as they will not be expected to engage with support they no longer need. Shared accommodation options can reduce social isolation among young people and help with the transition to their own flat where they will be responsible for all utilities and others bills. In addition, support from a Personal Adviser and floating support can move with the young person as they transition to permanent accommodation.

3.4.9 It is anticipated that approximately 50 units of permanent social housing will be available each year for Care Leavers from 2022 onwards. In addition, a number of opportunities have been identified which could provide 20 additional TA homes for Care Leavers in 2022/23. We will also explore all opportunities across our wider programmes with all supply partners, such as Registered Providers and Lampton Development 360, to deliver both new build and acquisitions of existing homes.

3.5 Preventing homelessness and promoting positive transitions – an improved pathway for Care Leavers

3.5.1 All Care Leavers need somewhere safe and suitable to live to help them make a positive transition into adulthood and independence. Good housing underpins success in other areas of life and as part of this process a revised and improved pathway is proposed. A key driver for the proposed revised pathway is to better support Care Leavers and avoid them facing a housing crisis, ensure homelessness is not part of their experience and instead provide them with greater chances of achieving positive outcomes in other areas of their lives alongside housing – for example, in education, training, employment, health and emotional wellbeing.

3.5.2 The current pathway for Care Leavers into independent accommodation is based primarily on the availability of semi-independent or supported housing, followed by permanent housing that becomes available for allocation through the council's Housing Register. Care Leavers are provided with accommodation that is available at the time, rather than the best type of accommodation to suit their needs. This can result in Care Leavers living in supported housing when they no longer need the support.

- 3.5.3 Care Leavers require a stable home and support as they make the transition from care into independent living. For each Care Leaver, this can happen from a different accommodation pathway (e.g. long term fostering arrangements, University accommodation) and at a different age, usually between 18 and 21 years. Some Care Leavers who require more intensive support and assistance with accommodation after the age of 21 are not impacted by the revised pathway as they will continue to receive the levels of support they need.
- 3.5.4 The joint ambition for accommodating Care Leavers based on need, would be for the majority of those aged 18 years with little or no support needs, to move to interim accommodation. This would reduce the flow of new Care Leavers moving into semi-independent accommodation where they do not require the levels of support provided in that type of accommodation.
- 3.5.5 An improved pathway has been designed between Children's Services and Housing which is summarised below:
- i) A joint assessment between Children's Services and Housing will take place when Looked After Children are age 17. The assessment will assess the housing and support needs and indicate the likely and most suitable accommodation option from age 18.
 - ii) For Care Leavers age 18 who are assessed as being ready to live independently, they will move into an interim shared accommodation option (with some limited self-contained options to be allocated based on need). Care Leavers will claim Housing Benefit to partly offset the housing costs.
 - iii) Care Leavers will stay in interim accommodation for an average of 1-2 years (from the age of 18/19 to 20/21 approximately) until they are able to move into longer term permanent accommodation.
 - iv) Some Care Leavers can move into the private rented sector and subject to the ongoing affordability of the accommodation, may not then have the need to move to social housing.
- 3.5.6 For Care Leavers who are 18, and deemed to be suitable for independent living, Housing would source and allocate the most appropriate form of accommodation to meet their needs. The council also needs to ensure that Care Leavers are fully supported during this transition to manage their accommodation and during their time in interim accommodation. Care Leavers will be supported jointly by Children's Services to meet their emotional, educational, training and employment needs, and by Housing to provide appropriate levels of housing support which will be pivotal to ensure Care Leavers get the best start on their journey to independent accommodation.
- 3.5.7 Additional permanent staffing resource of 2xFTE is required to take on the accommodation and housing support function which would also ensure income maximisation by way of Housing Benefit for Care Leaver placements. Care Leavers in interim accommodation would continue to be 'tracked' and

supported by Children's Services and Housing until they are in longer term settled accommodation.

- 3.5.8 Care Leavers turning 18 with higher needs, would be expected to spend less than 18 months in semi-independent or supported housing, before being ready to move into interim or permanent accommodation. All Care Leavers transitioning to independent living will be managed jointly by Children's Services and Housing through the Move on Panel.

3.6 Supporting Care Leavers to be the best they can be

- 3.6.1 As a Corporate Parent, the council wants to be ambitious for its' Care Leavers and provide them with a helping hand so they can be the best they can be and help them deal with the challenges of stepping up into homeownership.
- 3.6.2 It is therefore proposed that as part of the wider housing offer package, the council will explore and consider Homeownership options and opportunities that can be made available for Care Leavers. The new Government Shared Ownership model, for example, allows purchasers to buy with deposits as low as 10% of the open market value with incremental shares purchased from as low as 1% that can be bought as and when purchasers can afford it. These options along with other opportunities will be considered and brought back to Cabinet for consideration and approval.

3.7 Wider impacts and implications

- 3.7.1 The impacts of Covid-19 are far reaching and while the homelessness service is managing to keep the overall number of households in temporary accommodation stable at the current time, we do not know the full impact of homelessness demand that may be held back by, for example, furloughed staff that may result in redundancy and the impact of the end of the eviction ban at the end of May 2021.
- 3.7.2 The measures outlined in this report are based on current numbers and assessments of Looked After Children and Care Leavers. However, there could be an increase of young people approaching to enter care at the age of 16 or 17 if a higher number of family relationships breakdown (which could be compounded by the impacts of Covid-19). Children's Services and Housing will continue to work jointly with this age group to prevent homelessness and prevent children becoming 'Looked After' unnecessarily.
- 3.7.3 The Housing Service will continue to seek to increase its housing stock to meet the wider housing needs in the borough. Additional supply of interim accommodation taken on due to the impact of the pandemic will continue into 2021/22 and beyond to ensure there is sufficient accommodation available.

4 Conclusion

- 4.1 As a Corporate Parent, the council is ambitious and wants to provide the same level of care and support that other young people get from their parents.

The package of measures set out within this report are based principally on the One Hounslow approach and principles of good Corporate Parenting. It seeks out to enhance the overall housing and support offer to Care Leavers and better prepare them for the challenges they will face as they progress into adulthood.

- 4.2 The improved pathway developed jointly between Housing and Children's Services acknowledges the needs of young people Leaving Care and that they are a vulnerable group of young adults who have particular needs in relation to housing, and the support they are likely to require. It also recognises the rising demands on social housing as well as the high financial pressures with Care Leavers living in semi-independent accommodation for longer than they need due to the lack of social housing supply available. Whilst the revised pathway into interim accommodation is likely to add financial pressure on housing, overall this will provide corporate financial efficiencies and better housing and support options for care leavers that will help them reach their potential to become independent, confident adults.
- 4.3 The proposals in this report are not stand-alone but will form part of the council's strategic governance and performance management arrangements for young people and Care Leavers. We will also monitor the effectiveness of the proposals and report measures of success principally through our Corporate Parenting Board and existing directorate performance management frameworks to also ensure decisive actions are taken to address any issues.

5. Financial Details

5.1 Financial Impact On The Budget (Mandatory)

- 5.1.1 There is a high cost to the council of housing Care Leavers in semi-independent accommodation for longer than they need to. There are currently 74 Care Leavers assessed as suitable to move onto independent living and the cost of them remaining in semi-independent accommodation throughout 2021/22 is £1.2m. In addition, if those turning 18 in 2021/22 remain in semi-independent throughout the year, there is an additional estimated cost of £1.5m.
- 5.1.2 A One Hounslow approach has been adopted to seek to reduce overall costs to the council by working collaboratively across Children's Services and Housing. Some of the financial pressure for accommodation will transfer from Children's Services to Housing if the recommendations in this report are approved but the overall cost to the council will reduce. It is estimated that the net additional interim accommodation costs picked up by Housing would be approximately £300k per year. In addition, the procurement, co-ordination of accommodation, allocations and support for Care Leavers requires additional resources of £90k (to cover the cost of 2xFTE staffing resources).
- 5.1.3 Once the backlog of Care Leavers living in semi-independent accommodation have moved into independent living, the current spend will minimise. It is estimated that approximately £1m could be saved by reducing the use of

semi-independent accommodation during 2021/22 on a phased basis. Further cost reductions in the use of semi-independent would then arise in future years as the number of new Care Leavers accessing semi-independent accommodation would reduce as they move to interim accommodation instead, although some spend will continue to be incurred for those with medium to high levels of need.

5.2 Comments of the Executive Director, Finance and Resources

- 5.2.1 This report proposes a revised care leavers pathway into housing. This pathway enables a transition to independent living whilst seeking to reduce the cost of the current semi-independent accommodation arrangements which cost c£315 per week of which c£163 is offset by housing benefits.
- 5.2.2 The significant cost of accommodating care leavers in semi-independent accommodation has contributed to an overspend of £1.4m in 2020/21. This overspend has been reported against the Children's Social Care placements budget. If the options set out in Table B are taken forward they should facilitate care leavers to move from semi-independent accommodation to lower cost council managed accommodation where all or most of the rent is met from housing benefits.
- 5.2.3 The report proposes that Housing Service become the 'housing agent' for care leavers who are deemed by the Move On Panel as having no or low support needs. At that point responsibility for any housing costs that are not met from housing benefits should fall to the general fund housing budget
- 5.2.4 The report highlights that c32 bedspaces could be created through the appropriation of general fund accommodation to the Housing Revenue Account. Appropriate processes will need to be followed to process each appropriation including the valuation of the properties to be appropriated and the confirmation of the condition of each property and any resulting repairs and maintenance costs.
- 5.2.5 The 2021-2028 Council House Building programme approved by Cabinet in April 2020 includes an indicate budgetary allocation for care leavers accommodation. Decisions on the allocation of resources within the 2021-2028 Council House Building programme to actual schemes have been delegated by Cabinet to the Affordable Housing Committee. Approval of detailed proposals on the appropriation of general fund properties to the HRA to be used by care leavers and any resulting costs including the refurbishment of properties, professional fees etc should therefore be sought from the Affordable Housing Committee.
- 5.2.6 The financial implications of the proposal to establish 2 FTE roles within the Housing Service to support the discharge of the Council's housing responsibilities re care leavers will need to be addressed through the MTFs.

6. Legal (to be completed in conjunction with the Legal Department)

6.1 Legal Details

- 6.1.1 Local authorities have a duty under Children Act 1989, as amended by the Children (Leaving Care) Act 2000 and the Children and Social Work Act 2017, to support young people and promote their welfare when they have ceased to look after them. The plan for each young person is set out in their pathway plan where their goals and aspirations are clearly outlined.
- 6.1.2 Responsibility for young people continues after they leave care at age 18. Since the introduction in April 2018 of the Children and Social Work Act 2017, Care Leavers are entitled to support up until the age of 25. This has increased the number of young people entitled to support.
- 6.1.3 The Local Authority is obliged to ensure Care Leavers can access key services, including suitable housing, emotional wellbeing support and support to access education, training and employment.

6.2 Comments of Legal Services

- 6.2.1 Our comments have been incorporated into the Legal Details section above. The Council has responsibilities to safeguard and promote young people who were previously in care up to the age of 25 years old. The Children and Social Work Act 2017 states that a council's corporate parenting principles are to have regard to the need to:
- Act in the best interests, and promote the physical and mental health and well-being of those children and young people;
 - For those children and young people to be safe, and for stability in their home lives, relationships and education or work; and
 - To prepare those children and young people for adulthood and independent living.
- 6.2.2 Councils are to publish information about services it offers for care leavers as a result of its functions under the Children Act 1989 and other services it offers that may assist in, or preparing for, adulthood and independent living. Those services include accommodation.

7. Value for Money

- 7.1 While the use of interim accommodation options may not be regarded as desirable for Care Leavers, it offers significant value for money advantages over the inappropriate use of semi-independent accommodation for young people who no longer require the support that the council is paying for.
- 7.2 The review of Care Leavers housing and support options has illustrated the most cost-effective way the council can meet its obligations. This involves a change in and improvements to the pathway which promotes value for money solutions and improved outcomes for young people.

8. Sustainability Impact Appraisal

- 8.1 The Corporate Parenting responsibilities of the council are based on shared principles and wider goals. In addition, our wider preventative agenda extends to preventing children becoming looked after unnecessarily. We want to give Care Leavers the best start in life with the right levels of support so that they do not become homeless at a later date.
- 8.2 There are no specific adverse environmental impacts identified.

9. Risk Management

Risks	Uncontrolled Risk	Controls	Controlled Risk
Failure to manage increased demands on homelessness which has a knock on effect on accommodation available for Care Leavers	High	Homelessness Action Plan and investment in prevention of homelessness	Medium
Failure to manage the spend associated with increased demands for interim accommodation duties to homeless households	High	Mitigation action to increase supply and investment in prevention of homelessness	Medium

10. Links to Council Priorities

- 10.1 The London Borough of Hounslow Corporate Plan:

We will work with a wide range of partners to help create a borough where **People live in good homes and pleasant neighbourhoods.**

This means: Residents enjoy a good quality of life, living in homes that work for them and in communities where people thrive.

How we can check we are on track: i) housing numbers; ii) homelessness rate; iii) satisfaction with local area (and delivery against the Housing Pledge)

11. Equalities, Human Rights and Community Cohesion

- 11.1 The Council is required to have due regard to its Equalities Duties and in particular that set out in section 149 of the Equality Act 2010 to eliminate discrimination, harassment, victimisation and eliminate any other conduct that is prohibited by or under the Act, advance equality of opportunity between

persons who share a protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is not considered that anyone with a protected characteristic: Age; Disability; Gender Reassignment; Pregnancy and maternity; Race; Religion or belief; Sex and Sexual Orientation will be adversely affected by the proposals within this report.

- 11.2 No specific groups have been identified as being disadvantaged by this report. The recommendations in this report are concerned with Care Leavers gaining access to accommodation to suit their needs and in doing so, promoting social inclusion.

12. Staffing/Workforce and Accommodation implications:

- 12.1 There are no major workforce and accommodation implications arising from this report.

13. Property and Assets

- 13.1 This report considers the future use of land and property held within the HRA and General Fund. Land already held within the HRA will use HRA resources to fund the development of new schemes. Other General Fund assets will be developed within corporate procedures for land and buildings.

14. Any Other Implications

-NA-

15. Consultation

- 15.1 -NA-

16. Timetable for Implementation

- 16.1 Subject to approval, the recommendations would be implemented from June 2021 onwards.

17. Appendices

-NA-

18. Background Information

All relevant background information has been included in this report.

REPORT ENDS