



CABINET

26th January 2022

Subject Heading:

Supported Housing Strategy 2022-2025

Cabinet Member:

Councillor Joshua Chapman, Lead Member for Housing

SLT Lead:

Patrick Odling-Smee, Director of Housing

Report Author and contact details:

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Policy context:

This is a new strategy developed in response to supported housing need in Havering, and to meeting council's housing and support duties to vulnerable residents.

Financial summary:

The implementation of this strategy will have financial implications.

Financial savings are anticipated as a result of providing supported housing as an alternative to more expensive provision.

Building and leasing new supported housing, and commissioning support services, will require investment by the council.

Is this a Key Decision?

Yes. Expenditure or saving (including anticipated income) of £500,000 or more.

When should this matter be reviewed?

This is a 3-year strategy to 2025, and implementation of the commitments in this strategy will be monitored and reviewed annually.

Reviewing OSC:

Towns and Communities

The subject matter of this report deals with the following Council Objectives

Communities making Havering	<input checked="" type="checkbox"/>
Places making Havering	<input type="checkbox"/>
Opportunities making Havering	<input type="checkbox"/>
Connections making Havering	<input type="checkbox"/>

SUMMARY

1. Supported housing is key to providing the right accommodation and support to enable Havering's vulnerable residents live fulfilled lives.

The Supported Housing Strategy (*appendix 1*) sets out our key commitments and objectives under each aim and the actions that will seek to drive our service delivery in Supported Housing over the coming years.

RECOMMENDATIONS

2. It is proposed, that Cabinet agree the proposed Supported Housing Strategy attached to this report, (*appendix 1*).

REPORT DETAIL

3. Background

- 3.1 Local authorities have wide-ranging obligations to provide suitable housing for vulnerable young people and adults. Competition and the price of accommodation in the greater London market has constrained our ability to deliver this on a large-scale and we have relied on contracting with other parties to deliver the range of accommodation solutions required.

Whilst the local authority can find placements for vulnerable people, the lack of council property means we inevitably have to fund providers' property costs as part of care packages, building in extra cost and being subject to providers' interest concerning property.

The private and independent sector cannot always provide what is needed in-borough, and placements are made out-of-borough. We want to build capacity within the borough to maximise our ability to place people locally and derive all the benefits from doing so. These benefits include continuity of care, maintaining close links to family and friends and local support networks.

3.2 Methodology used

We commissioned research from Housing Learning and Improvement Network (LIN) in 2021, this research built on the Council's previous Review of Older People's Housing in 2016.

In addition, the level of need for housing for vulnerable young people and adults with learning disabilities was researched within the 'Future Accommodation Needs in Havering' commissioned by the JCU in 2019.

These reports suggested housing solutions to inform the development and planning of new supported accommodation in Havering (*Appendix 1, Section 6 Summary of Delivery*).

3.3 Pre-Decision Consultation

The pre-decision consultation involved engaging with a number of internal stakeholders in discussions.

Consultation with members of the Supported Housing Programme Board, including Director of Housing, Director of Adults Services, Director of Children's Services, Head of Joint Commissioning Unit, Director of Regeneration Programme Delivery, Head of Finance for Business Partnering, Finance & Procurement.

The vision and the Supported Housing Strategy was discussed with: -

- Housing Senior Management Team
- Cabinet Member for Housing, Cabinet Member for Health & Adult Care Services

3.4 Strategy objectives

Responses from internal consultation and the research commissioned informed the key strategic objectives of the strategy for the council to focus on over the next three years:

- Provide sufficient supported housing to meet local needs by increasing the number of high quality, cost effective options for supported housing located in Havering
- Deliver the right type of support in the right homes - ensuring support is tailored to meet the needs of the residents
- Reduce the numbers of vulnerable young people and adults who are placed out of borough
- Improve tenancy sustainment to enable independent living for as long as possible
- Increase the numbers of individuals able to move through services to achieve their maximum levels of independence
- Reduce the number of people in residential care settings
- Reduce costs to social care budgets

3.5 The Strategy

The types of households of people who benefit from supported housing have been categorised into key groups, and are included in the strategy:

- *Older people (usually 55 and over).*
- *People with mental ill health.*
- *People with learning disabilities.*
- *Young people, care leavers and those with special educational needs & disabilities (SEND).*
- *Homeless families and single people*
- *People involved in substance misuse (Drugs/alcohol etc.).*
- *Domestic violence refugees.*
- *Offenders / ex-offenders.*

The strategy examines the housing demand for each of these client groups, the planned supply and makes recommendations for new supported housing that is required to meet demand.

The Supported Housing Board will review the strategy action plan and objectives annually.

REASONS AND OPTIONS

4. Reasons for the decision

- 4.1 Havering Housing Services is a registered social housing landlord and is therefore required to meet all relevant government legislation in delivery of a housing service.
- 4.2 Housing legislation e.g. Homelessness Reduction Act 2017, the Domestic Abuse Act 2021
- 4.3 Adult Social Care Reform White paper 2021, sets out details how funding will be spent to transform the adult social care system in England, including new investments in supported housing.
- 4.4 By increasing the number of high quality, cost effective options for supported housing in-borough, we increase the capacity in Havering and reduce costs to social care budgets.

4.3 Other options considered:

Option 1 – do nothing and continue providing supported housing through private and independent sector, or out-of-borough. The availability, price and quality of this option makes is not sustainable.

The cost of not providing sufficient supported housing has a direct impact on the council's budgets. Without the support, vulnerable residents are unable to live independently.

IMPLICATIONS AND RISKS

Financial implications and risks:

This report request Cabinet agree the proposed Supported Housing Strategy. The strategy suggests a future increase in demand for Supported Housing services provided by the Council. This will require both revenue and capital investment not only from the Housing Service but from many services across the Council.

Some of the proposals in the strategy have already secured HRA Capital Funding. Any new proposals will be progressed on a case by case basis and as and when funding has been made available.

Legal implications and risks:

There is not one statutory or regulatory framework governing the Council's obligations to provide supported accommodation as set out in this report. However, there is a variety of legislation which impacts upon this vital area of housing provision, included but not limited to:

- Housing Act 1996 (as amended on various occasions including by the Homelessness Reduction Act 2017) covering both requirements for allocations of social housing (Part 6) and homelessness obligations (Part 7), including suitability of s193 accommodation and linking to the statutory homelessness code of guidance (including a section on securing supported accommodation at paragraphs 16.37- 16.39).
- Children (Leaving Care) Act 2000
- Care Act 2014 – general duty on local authorities to meet the needs of a person who needs care and support, accommodation can be provided where the authority is providing 'accommodation- related' services.
- Domestic Abuse Act
- Equality Act 2010

The proposed strategy is designed to meet the various statutory obligations of the local authority in providing supported housing, and to meet the needs of those people identified as benefitting from supported housing.

Further, the Government has produced a National Statement of Expectations on supported accommodation. It is not statutory guidance or a regulatory requirement but is stated to be best practice and it is advised that the Council has regard to this in developing and implementing the strategy.

Human Resources implications and risks:

The recommendations made in this report do not give rise to any identifiable HR risks or implications that would affect either the Council or its workforce.

Equalities implications and risks:

All implications are neutral and set out in the EqHIA at Appendix 2.

Health and Wellbeing implications and Risks

Although the strategy is new, it has a high potential for positive health and wellbeing outcomes. This strategy will minimise the out-of-borough placement and the resident can remain connected their community within Havering. In addition, the council will have more control over the quality and maintenance of the accommodation so that the negative health impact related to low-quality accommodation seen in the variable private sector housing market. Moreover the council services such as Local Area Coordination can facilitate access to local services and community organisations.

BACKGROUND PAPERS

Appendix 1 – Supported Housing Strategy 2022-2025

Appendix 2 – Supported Housing Strategy Equality & Health Impact Assessment (EqHIA)

Prevention of Homelessness and Rough Sleeping Strategy

Allocations policy