

Housing Strategy 2013-16

Our ambitious plans to deal with increasing housing pressures, expand housing options and improve property standards over the next three years

Chapter 1- Introduction

This is Havering Council's new Housing Strategy for 2013/14 to 2015/16. It has come at time when the national economy has suffered a sustained period of uncertainty affecting housing supply and demand in many different ways.

The strategy uses these challenges and takes new opportunities to set ambitious plans to build more affordable housing, tackle homelessness through new housing options and strengthen our role in the private housing sector over the next three years.

At the same time, a range of supporting housing related strategies have come to the end of their term and also need updating. Therefore, we have taken an innovative approach to developing this new Housing Strategy.

We have produced a draft Over-arching Strategy which includes a full range of key Sub-strategies included as separate chapters. They all form part of the over-arching document but have been developed and presented in a way that they can be read and used as separate documents. They cover:

- homelessness
- affordable housing development
- older people's housing needs
- private sector housing
- supported housing.

It is our aim to:

'Produce an up-to-date package of accessible strategy documents that show how the Council is planning to tackle housing need, promote new housing options and improve housing conditions across all tenures through clear and concise plans over the next three years'

The development of all parts of the Housing Strategy 2013 – 2016 has been informed by up-to-date information on the housing needs and aspirations of Havering's residents following the commissioning of an extensive Housing Needs and Demand Assessment in 2012, and ongoing dialogue with colleagues across the Council and beyond.

Context

Our previous housing strategy is now out of date. It covered a successful period of delivering on a range of improvements and new services while achieving an ambitious housing development programme. However, over the same period, the major economic downturn alongside fundamental legislative and policy change have had significant impact across the housing sector.

This strategy builds on the progress made over the past three years and has been developed at time when Havering Council needs to re-think the ways to meet the ongoing pressures of housing demand, consider new approaches to tackle the emerging challenges in the changing housing market and take opportunities rising from new housing legislation.

There have been a number of significant national, regional and local policy changes over the past three years. Most notably, the Localism Act has enabled the Council to reformulate the way it allocates social housing and our use of the private rented sector and the Welfare Reforms have changed our focus of homelessness prevention.

With an increasing as well as ageing population, Havering has a number of housing related challenges to address. The median average income for Havering residents has remained stubbornly low over the last six years, when compared with London averages, with the continued buoyancy of local house prices posing even greater challenges for those wishing to buy a home.

As with all London Boroughs, the demand for housing is very high but many cannot afford market options. Despite the economic uncertainty, house prices have remained relatively high while mortgage availability has been limited by the need for significant deposits to support home purchase. As many have turned to private renting this has contributed to considerable growth in this sector which has doubled in size in Havering over the past ten years. Rising competition for private rented homes led to the sector becoming out-of-reach to many on low incomes.

The high instance of concealed households in Havering – that is, where a separate household has to live with another household, perhaps a son or daughter with a young family still living with parents – can be viewed within the context of the disproportionately high rate of under-occupancy in the private owner-occupied sector.

For the first time, the Council proposes to encourage movement in the private sector and ensure that residents are housed in accommodation that is suitable for their needs, for example, by enabling high quality older people's accommodation for rent or purchase through shared ownership.

As a whole, the Housing Strategy 2013-2016 presents a comprehensive picture of the current housing needs and demands in the borough and focuses on identifying and responding to the housing related issues that have been recognised as having a potentially negative effect on the housing options available to our residents.

It is a challenging time for the borough and the Council has to ensure that the housing provision reflects our most vulnerable residents' needs and supports a general wellbeing of our community. This is a strategic document aiming at outlining Council's ambitious three-year plan to deal with increasing housing pressures, expand housing options and improve property standards.

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Chapter 2- The Facts about Housing in Havering

1.1 Introduction

This chapter offers a summary of local housing demand and supply and provides a brief overview of relevant legislative, economic and demographic factors that have impacted housing provision in the borough.

1.2 Demographic changes in Havering

The population of the Borough is projected to increase by 10% up to 2020, an increase of 24,000 people. This is expected to place significant pressures on the housing market in the Borough, particularly the demand for affordable housing.

In Havering, the 65+ age group shows the highest increase at 11% over the forecast period, and within that group the 90+ age group shows a significant increase of around 48per cent, between 2010 and 2020.

Over the past ten years, the BME population in Havering has grown from around 5% to over 12%.

Between the 2001-2011 censuses, there has been a 6.4per cent increase in people living in the Borough with a long-term limiting illness. From the Havering Housing Needs Survey 2012, around 20 per cent (18,794 implied) households included a member with a disability. Of these, 56.2per cent of all disabled household members were over the age of 65.

1.3 Housing Demand

1.3.1 Changes to the Council's Allocation Policy

There have been consistent yearly increases in numbers on housing register, to 12,477 as at December 2012. However, in April 2013, the Council enacted changes to the Allocations Policy which reduced this number to fewer than 3000¹. As the Council is unable to help everyone, it must prioritise those with the most need.

As the changes are implemented, it is expected that the number of concealed households will increase as only those with specified additional housing need, such as over-crowding, will be eligible to join. It is therefore expected to put pressure on the local rental sector.

- What is a concealed household?

A concealed household is someone living within a household but wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).

1.3.2 Social Housing Stock turnover

Generally, 71.6per cent of social stock turnover is from 1 and 2 bedroom units, lower than the waiting list need level of 86per cent. Small units turn over more regularly in the existing stock than family units. The important factor is to meet priority needs, but there is still a requirement for 1 and 2-bedroom units

¹ Details of these changes are available in a separate document.

to meet the needs of young, single, homeless households in the Borough, and also those looking to downsize as a result of Central Government's welfare reforms.

Just over a quarter of the stock are 3 bedroom family units but they provide only 16.6per cent of all re-let supply. Four bedroom units are the smallest in terms of numbers (309), but in high demand.

1.3.3 Housing stock, household make up and Under-Occupation

Census 2011 revealed that there are approximately 97,000 households in the borough. 74% of the housing stock is owner occupied, 14% social rented and 11% private rented.

The average household size in Havering is 2.4 people, the same as the UK average. The Housing Needs Survey 2012 found that almost 38% of council housing stock in the borough is under-occupied, where the house has more bedrooms than the household needs, though this percentage of under occupation is likely to be much higher in the private sector as approximately 73% of market housing in Havering has 3 or more bedrooms.

Similarly, the 'owner-occupied with mortgage' section of the private sector would be expected to have a relatively high proportion of families however, in Havering, 43.9per cent of these households are single person households. This is not uncommon for the Borough residents' age profile, for example children may have grown up and left the family home.

1.3.4 Concealed Households

The Housing Needs Survey 2012 investigated concealed households in the borough. It found that there are approximately 6,500 concealed households in the Borough who are planning to move in the next three years, almost 50per cent of which require affordable housing. Due to the nature of a 'concealed' household, it is difficult to accurately judge the actual numbers in the borough. Of these concealed households planning to move in the next three years, approximately 60per cent have two or more children.

Additionally, 60.9 per cent of concealed households in the Borough earn below the national average level of £24,400. Low incomes, coupled with a low level of savings, will hinder access to the market for concealed households. As explored in the **Homelessness Strategy**, the most prevalent reason for homelessness in the Borough is '*friends or family no longer willing to accommodate*'. The high instance of concealed households in Havering, coupled with the unlikelihood that they will be able to afford the initial costs of private sector accommodation, is a logical precursor for this.

1.4 Housing Supply

This section focuses on the tangibles of housing in Havering; the property stock in the social and market sectors, the rental market in the Borough and affordability of different tenures.

- How is affordability calculated?

Affordability is calculated at housing costs at or below 33% of net income

1.4.1 Affordability

House price captured in January of:	Average property price in Havering	Lower quartile property price in Havering	Average property price in London	Median Average Gross income of Havering Residents
2007	£260,401	£173,000	£313,981	£24,717
2008	£279,923	£187,000	£350,953	£25,884
2009	£262,869	£155,250	£300,620	£26,077
2010	£247,103	£178,875	£331,722	£26,435
2011	£259,137	£175,000	£340,184	£26,506
2012	£254,889	£174,000	£348,425	£26,910

Source: Land Registry and Annual Survey of Hours and Earnings (ASHE)

The table demonstrates the fluctuating, but still high, average property and lower quartile property price in the Borough over the last six years. The median average annual income of people living in Havering has remained low, compared to London averages. This has created an increasing gap in affordability.

A manage barrier to home ownership for first time buyers in the particularly high levels of deposit required in order to secure a mortgage. Similarly, even for the cheapest entry level property, the required income is out of the reach of most concealed households in the borough. This will place additional pressure on social housing and private rented sector in the borough, as well as exacerbating the number of concealed households and is reinforced by CML data which estimates that, for those without family financial support with a deposit, the average age for a First Time Buyer has risen from 28 to 31.

1.4.2 Rental Market

The demand for rental properties has increased due to the state of the current market and the lack of mortgage availability. The lowest entry level rent cost for a 1 bedroom flat is £600 per month in Harold Wood and £700 per month for a 2-bedroom flat in Collier Row. However, 69per cent of concealed households say they could not afford to pay more than £650 per month and are therefore priced out of the private rental market. Two bedroom terraced house entry rent levels range from £825 in the Collier Row area rising to £1,125 in Upminster & Cranham. Three bedroom terraced properties cost from £800 per month in Collier Row rising to £1,150 in Harold Wood.

A sole income of at least £28,800 per annum (without Housing benefit) would be required to afford the cheapest private rental property in the Borough.

Chapter 3- Homelessness Sub-strategy

Our key priorities:

- Review our approach in dealing with the homelessness caused by parental evictions
- Research the increasing local trends of households losing their assured short hold tenancies and other rented accommodation
- Reconsider the housing options available to young single homeless people in the borough
- Investigate the apparent over-representation of residents from black and minority ethnic communities in the borough who become homeless
- Ease homelessness pressure through the Private Housing Solutions
- Establish a programme of homelessness prevention outreach work

3.1 Introduction

This is the Council's first Homelessness strategy update in five years and it comes at an important time. The uncertain national economy is placing pressure on the housing market and the Government's Welfare Reform and reduction in housing benefits are changing the focus of the Council's homelessness prevention work.

Since our last homelessness strategy the new Localism Act has led to some important housing policy changes including reforms to the way we allocate social housing and a significant shift towards using the private sector to meet housing demand.

There have been a number of notable achievements in dealing with homelessness over the past five years, particularly our strengthened role in prevention. At the same time, there are some persistent pressures that the Council will re-focus on, such as family or friend evictions, and new emerging issues including a rising number of people losing their private tenancies.

It is therefore the aim of this Homelessness Sub-strategy to build on the improvements made over the past five years and set out how we will achieve our new set of homelessness priorities across the next three years.

3.2 Homelessness: key facts and figures

The number of people who the Council have duty to make homelessness decision upon has fallen significantly over the past two years. This is mainly because the quality of homelessness prevention has improved most notably the increased range and accessibility of private rented alternatives.

As less decisions are being made because we have helped people to find alternative housing solutions through our prevention services, more decisions are being made on those where a solution could not be found. Therefore over the same two year period the percentage of acceptances against decisions has risen. However, it is still notable that in 12/13 borough's acceptance rate

was nearly half of the national average which is due to combination of robust and thorough decision-making (table1).

Table 1. Statutory homeless and acceptance rates

Description	09/10	10/11	11/12	12/13	
				Havering	England
Total decisions	929	1520	767	771	113,260
Total acceptances	128	137	226	202	53,540
% of acceptances against decisions	13.8%	9%	29.5%	26.2%	47.3%

Source: analysis of Havering P1E forms and Gov.uk statistical data

The most common reason for homelessness is eviction by a friend or family member. Since 2010/11 Havering has seen an increase in this cause of homelessness both in real terms and the proportion of overall acceptances. In 2012/13 nearly half of a total number of cases were made homeless for this reason, 16% higher than the average for England (table 2).

The number of people made homeless as a result of their assured short-hold tenancy, AST, being terminated through no fault of their own has more than doubled since our last homelessness strategy. In 2009/10 it only represented a relatively small proportion and was a lesser reason for homelessness (table 2). It is now the second most common reason and early figures in 2013/14 show the upward trend is set to continue¹.

Table 2. Statutory homelessness by reason for loss of last settled home

Description	09/10 Havering	10/11 Havering	11/12 Havering	12/13	
				Havering	England
Family and friends no longer willing/able to accommodate	42%	32%	43%	48%	32%
The need to flee domestic violence (violent relationship breakdown)	8%	20%	16%	12%	12%
loss of a assured short-hold tenancy, AST	8%	11%	15%	17%	22%
Non-violent relationship breakdown	5%	9%	3%	4%	6%
Mortgage arrears	6%	4%	3%	2%	2%
Rent arrears	5%	3%	5%	6%	3%
Loss of other rented/tied accommodation	7%	5%	5%	8%	6%
Other reasons	19%	16%	10%	3%	18%

Source: analysis of Havering P1E forms and Gov.uk statistical data

Young people are more likely to become homeless. In 2012/13, 40% of accepted applicants in Havering were age 16-24, compared to 31% nationally², and a total of around 80% were under 35 years old (table 3).

Of all 771 decisions made in 2012/13, 68% were made upon people under 35 years old. There are significant numbers of young people who have received negative homelessness decisions, mostly due to not being in priority need or being classified as intentionally homeless. Over 60% of the total 569 negative decisions were made upon people under 35 leaving them to find alternative housing solutions

Table 3. Young people and homelessness

Decisions 2012/13	total decisions	age 16-24	% of 16-24	age under 35	% of under 35
Accepted*:	202	80	39.6%	158	78.22%
Negative decisions**:	569	199	34.97%	365	64.15%
Total decisions	771	279	36.19%	523	67.83%

Source: analysis of Havering P1E forms

*accepted cases include those who were classified as: Eligible/Unintentional/in Priority/Local and Eligible/Unintentional/in Priority/Not Local

**negative decisions include cases classified as: Eligible/Homeless/Intentional/in Priority; Eligible/Homeless/Not in Priority; Eligible/ Not Homeless and Ineligible

Homeless households from Black and Minority Ethnic, BME, backgrounds are disproportionately over-represented in Havering. The recent 2011 Census reported that 12% of Havering's population are from a Black, Asian or Mixed ethnic origin³, while more than 30% of statutory homeless cases in 2012/13 came from the BME groups⁴.

Households of a Black origin are most likely to be homeless with prevalence of homelessness within the community being more than three times higher than their representation in the borough.

3.3 Responding to homelessness caused by family or friend evictions

Homelessness as a result of evictions by family or friends has consistently been the main cause of homelessness in Havering but in recent years it has become even more disproportionately higher than national and regional averages.

The housing characteristics of the borough mean that family evictions are unsurprisingly higher compared to other areas. Havering has a high proportion of family homes and less flatted accommodation compared to the national average. Higher proportions of families living within the borough will naturally mean a higher prevalence of family breakdowns and evictions.

At the same time, the Council's Housing Needs and Demand Assessment 2012 reported a significant number of concealed households⁵. These are people living in existing households who want to move to their own accommodation. The profile of these are likely to be young, either single people or couples, with or without children. This will be further compounded by uncertain national economy placing pressures on an already competitive

housing market and the Government's Welfare Reforms resulting in reduction in housing benefits which are making it even more difficult for young people to access the private sector.

All these factors mean that more-and-more young people are relying on the Council to find a home. Most young people will not be in a priority need group and the Council will have no statutory homelessness duty to accommodate them. Following recent changes to the Council's Allocation Scheme this group are facing increasing difficulty to find a home and the Homelessness Sub-strategy seeks to tackle the issues in section 8.5.

Those with priority need, usually with a child or pregnant, will potentially be subject to a full s.193 homelessness duty and offered a temporary accommodation if they have been excluded from their home, depending on the circumstances resulting in the exclusion.

The Council recognises that even with a range of homelessness prevention measures in place, there will always be some serious cases in which young people can no longer live with their friends or family through no fault of their own

It also expects that the number of people that will approach the Council over the coming years will increase because of the changes to the Allocation Policy and competition in the private rented sector.

The Council therefore proposes to re-focus its strategic approach to dealing with the reasons and impact of homelessness caused by friend or family exclusion.

It is the main cause of homelessness and prevention measures will continue to be applied on all cases. But it will review the effectiveness of these measures with particular focus on the success rates of the homelessness mediation service.

More substantively, the Council plans to explore the circumstances of young households seeking the help of our Homelessness Services. It will use recent casework and new arising cases to profile households to identify common characteristics around education, employment, financial circumstances and housing history. It will be the first stage towards targeting the causes of homelessness and establishing a way that the Council can intervene in the early reasons that lead to homelessness rather than use prevention at the latter stages.

Our key action:

- review the effectiveness and outcomes of the Council's existing mediation services and make recommendations on the future service provision
- carry out detailed research to build up a profile of homeless people approaching the Council as a result of being evicted by family or friends, including educational achievements, employment skills and housing history

- use the findings as the first stage of potential plans to design and offer a package of skills, employment and education opportunities and include this in a wider offer of housing opportunities
- target the use of the Private Housing Solutions Team (section 8.7) towards approaches made from people evicted by family or friends and who are faced with barriers to the Private Rented Sector
- link to our priority to introduce a programme of targeted action and out-reach work to this group (section 8.8)

3.4 Investigating the increasing trends of households losing their Assured Short-hold tenancies with private landlords

A number of people losing their private tenancies has risen sharply over the past three years and early figures in 2013/14 show that it now represents nearly a quarter of the overall reason for homelessness.

There are also new factors that are likely to further increase the numbers of households losing their homes in the private rented sector. There are some early indications that the Government's programme of Welfare Reforms is leading to private landlords' decisions to end the tenancies of people in receipt of housing benefit. At the same time, competitive private rented sector has meant an increasing number of households on low incomes or in receipt of housing benefit have lost their tenancy because the landlord can achieve a higher rent in the current market.

In addition to the emerging intelligence related to these new factors, it is important that we have a full understanding of why landlords are increasingly terminating tenancies in order to introduce appropriate prevention methods.

In 2013/14, the Council has planned to carry out a private rented sector research project that will help us to establish an up-to-date understanding of the market, including migration trends and property standards. Therefore, the Council will use this research, alongside examining recent casework and tracking new caseload, to develop intelligence around Assured Short-hold tenancy trends and identify the reasons why people are losing their Assured Short-hold Tenancies. It will use the information to target prevention measures.

This strategy supports the key actions in The Private Sector Housing Sub-strategy, Chapter 6, to pilot a one-year dedicated tenant and landlord advice and mediation service with particular focus on raising awareness and understanding of Welfare Reforms among local landlords and preventing homelessness

Our key actions:

- use the private rented sector research project, alongside homelessness casework, to develop intelligence around Assured

Short-hold Tenancy trends and plan homelessness prevention measures

- pilot a one-year dedicated tenant and landlord advice and mediation service with particular focus on raising awareness and understanding of Welfare Reforms among local landlords and preventing homelessness
- link to our priority to introduce a programme of targeted action and out-reach work to this group (section 8.8)

3.5 Reconsidering the housing options available to young single homeless people in the borough

By far, the majority of homelessness casework is carried out on young people. Last year in 2012/13, over two thirds of all decisions were made on people under the age of 35 and over a third related to those under 24 years old.

The levels of homelessness among young people in Havering are comparatively higher than national figures and the numbers have been rising in recent years. These trends are set to continue with the impact of the changes of the Single Room Rate under the Welfare Reforms, the private rented sector becoming increasingly competitive and as the result of the uncertain housing market.

To compound these factors, there is a shortage of shared accommodation in the borough. The Housing Needs Assessment, 2012, identified that only 1.6% of households in the borough share communal living facilities⁶. Within the Borough, there are only 31 registered Houses of Multiple Occupation⁷. This suggests that there is a significant lack of suitable shared accommodation for young people.

While the Council will continue to focus on resolving and preventing homelessness amongst young vulnerable households, there is a clear need to increase our understanding of the causes of young person homelessness and to improve the range of housing options, support and advice available to them

The Council has already begun to establish services to meet the housing needs of young people. Its new Private Housing Solutions Team, which offers a range of private rented property management services, includes the offer of shared accommodation for young people. Under the scheme, larger properties, also known as Houses in Multiple Occupation, HMOs, are leased from private landlords and the rooms are let as individual units. The accommodation is aimed at people under 35 affected by the Single Room Rate changes and young single non-priority homeless people. The Scheme was piloted in 12/13 and, subject to review, will continue to expand and meet procurement targets set throughout the term of the Sub-strategy.

Working sub-regionally – the East London Housing Partnership Single Homelessness Project

Over the past two years, we have been joint working with our partner boroughs across east London to help young, single, vulnerable people find a home through the Single Homelessness Project:

It provides money for rent deposit combined with support to help young people sustain their tenancy. By providing this period of stability, the project helps people to settle and access training and employment. It is aimed at single people who are either homeless or at risk of homelessness and who are not deemed to be in priority need for housing.

The East London Single Homelessness Project was one of six projects shortlisted for the Andy Ludlow Homelessness awards.

The Council will also appoint a Single Persons' Homelessness Officer who will take responsibility to develop and co-ordinate prevention, accommodation, advice and support service for young people. They will also contribute to the Council's plan to carry out wider research into the characteristics and causes of homelessness and assist in the strategic planning to target the issues.

Local charities and church groups in the borough have also reported a rise in the incidents of street homelessness within Havering. While there has been no recent requirement for the Council to confirm the levels of rough sleeping within the borough, we plan to monitor the situation and respond to the findings. Therefore, we will conduct a full rough sleeper count in order to gain an accurate picture of the level of street homelessness in the borough.

Our key actions:

- improve the information gathered about specific needs of young single homeless persons in order to help minimise homelessness among this group
- expand the housing options for young people through the Private Housing Solutions Team, specifically the offer of shared accommodation
- appoint a Single Persons' Homelessness Officer who will take responsibility to develop and co-ordinate prevention, accommodation, advice and support service for young people
- continue to take the lead in innovating new ways to resolve single person homelessness
- conduct a rough sleeper count to accurately judge the level of street homelessness
- link to our priority to introduce a programme of targeted action and out-reach work to this group (section 8.8)

3.6 Investigating the apparent over-representation of residents from black and minority ethnic communities in the borough who become homeless

Over the past ten years, the BME population in Havering has grown from around 5% to over 12%. Over this period, the levels of homelessness among BME communities have remained disproportionately high at around three times higher than population levels.

The Council is now committed to identify the continued reasons of the homelessness among BME groups and the characteristics of the BME households.

The plan is to use the information to tackle the causes through a programme of targeted action and out-reach work where appropriate. We will also systematically monitor a number of BME homelessness cases to ensure that the appropriate focus is given to putting in place suitable housing options.

Our key actions:

- determine reasons for homelessness of BME cases by reviewing initial applications
- identify ways to intervene and develop measures to prevent homelessness among BME communities
- closely monitor overtime changes to the number and proportion of BME applications
- link to our priority to introduce a programme of targeted action and out-reach work to this group(section 8.8)

3.7 Easing homelessness pressure through Private Housing Solutions

In 2012 the Council set up its Private Housing Solutions Team, PHST. The services of the PHST are linked to range of activities planned across all of the Sub-strategies but it has a key role in meeting housing demand arising from homelessness casework and in the prevention of homelessness.

How does the Private Housing Solutions Team help ease homelessness pressure?

- It uses leased accommodation from the private sector to provide temporary accommodation for homeless people
- It manages properties on behalf of landlords that are made available to people who are facing barriers to finding a rented home
- It sources and manages shared accommodation that is offered to young vulnerable people in housing difficulty
- It offers specialist housing advice, support and homelessness prevention measures for people living in the private sector affected by

the welfare reforms or facing repossession because of mortgage arrears

The PHST is directly linked through referral arrangements with the Council's Housing Advice and Homelessness Team to offer alternative housing options, prevent homelessness and avoid casework where appropriate.

Our key actions

- meet targets set within annual Service Plans, across the term of the Sub-strategy, to acquire accommodation from the private rented sector to meet housing demand arising from homelessness casework and referrals, including HMOs
- provide specialist housing advice to people affected by the impact of the Government's Welfare Reforms to help them remain in their home or find alternative suitable accommodation
- provide specialist advice to homeowners faced with repossession, as a result of mortgage arrears, to remain in their homes through schemes such as the Mortgage Rescue Scheme or to help them find alternative accommodation

3.8 Establishing a programme of homelessness prevention outreach work

We plan to take a more innovative approach to providing housing and homelessness advice in the borough. Using the findings identified from the information and research carried out through the development of this Sub-strategy and in partnership with relevant organisations, we intend to introduce a programme of outreach homelessness prevention work to target areas of potentially 'high-risk' homeless groups. This could be conducted through a surgery-form approach or targeted information based on the demographic profile of the local population and the structure of the housing market.

For example, we plan to target:

- ethnic groups who are over-represented in the statutory homeless category, such as the black community
- areas where homelessness as a result of evictions from friends or family are disproportionately high
- parts of the borough or particular property types or standards where there is high concentrations of people losing the Assured Short-hold Tenancies

Our key action:

- develop a programme of outreach homelessness prevention work through a surgery-form approach based on the demographic profile of the local population and the structure of the housing market

Action Plan Summary: Homelessness Sub-strategy				
Priority	Actions	Time scales		
		13/14	14/15	15/16
Priority 1: Review our approach in dealing with the homelessness caused by parental evictions	1a. review the effectiveness and outcomes of the Council's existing mediation services and make recommendations on the future service provision			
	1b. carry out detailed research to build up a profile of people approaching the Council because they have been evicted by family or friends, including educational achievements, employment skills and history.			
	1c. use the findings as the first stage of potential plans to design and offer a package of skills, employment and education opportunities and include this in a wider offer of housing opportunities			
	1d. target the use of the Private Housing Solutions Team (priority 5) towards approaches made from people evicted by family or friends and who are faced with barriers to the Private Rented Sector			
	1e. link to our priority to introduce a programme of targeted action and out-reach work to this group (priority 6)			
Priority 2: Research the increasing local trends of households losing their assured short hold tenancies and other rented accommodation	2a. use the private rented sector research project, alongside homelessness casework, to develop intelligence around Assured Short-hold tenancy trends and plan homelessness prevention measures			
	2b. pilot a one-year dedicated tenant and landlord advice and mediation service with particular focus on raising awareness and understanding of Welfare Reforms among local landlords and preventing homelessness			
	2c. link to our priority to introduce a programme of targeted action and out-reach work to this group (priority 6)			

Priority 3: Reconsider the housing options available to young single homeless people in the borough	3a. improve the information gathered about specific needs of young single homeless persons in order to help minimise homelessness among this group			
	3b. continue to take the lead in innovating new ways to resolve single person homelessness			
	3c. expand the housing options for young people through the Private Housing Solutions Team, specifically the offer of shared accommodation			
	3d. appoint a Single Persons' Homelessness Officer who will take responsibility to develop and co-ordinate prevention, accommodation, advice and support service for young people			
	3e. conduct a rough sleeper count to accurately judge the level of street homelessness			
	2f. link to our priority to introduce a programme of targeted action and out-reach work to this group (priority 6)			
Priority 4: Investigate the apparent over-representation of residents from black and minority ethnic communities in the borough who become homeless	4a. determine most common reasons for homelessness of BME cases by reviewing initial applications,			
	4b. use the findings as the first stage of potential plans to design and offer a package of skills			
	4c. use the findings as the first stage of potential plans to design and offer a package of skills			
	4d. link to our priority to introduce a programme of targeted action and out-reach work to this group (priority 6)			

Priority 5: Ease homelessness pressure through the Private Housing Solutions	5a. meet targets set within annual Service Plans, across the term of the Sub-strategy, to acquire accommodation from the private rented sector to meet housing demand arising from homelessness casework and referrals, including HMOs			
	5b. provide specialist housing advice to people affected by the impact of the Government's Welfare Reforms to help them remain in their home or find alternative suitable accommodation			
	5c. provide specialist advice to homeowners faced with repossession, as a result of mortgage arrears, to remain in their homes through schemes such as the Mortgage Rescue Scheme or to help them find alternative accommodation			
Priority 6: Establish a programme of homelessness prevention outreach work	6a. develop a programme of outreach homelessness prevention work through a surgery-form approach based on the demographic profile of the local population and the structure of the housing market			

References:

1. According to the analysis of P1E form for the first quarter of 2013/14 where landlords ending ASTs accounted for 24.4% of accepted homeless cases in given period
2. Homeless households in priority need accepted by local authorities, by age of applicant, table 781, available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/205229/Table_781.xls
3. Neighbourhood Statistics, ONS, tables: **Ethnic Group, 2011 (KS201EW) and Ethnic Group, 2001 (KS06)**, available at: <http://neighbourhood.statistics.gov.uk>
4. According to P1E analysis and <http://neighbourhood.statistics.gov.uk/dissemination/>

Ethnic Group	Total Population Census 2011*		Prevalence of homelessness acceptances	
	Number	%	2012/13 No.	%
White	207,949	87.70%	136	67.30%
Black	11,481	4.80%	31	15.35%
Asian	11,545	4.90%	11	5.45%
Mixed	4,933	2.10%	19	9.40%
Other or not stated	1,324	0.50%	5	2.50%
total	237,232		202	

5. London Borough of Havering: *Housing Needs and Demand Assessment*, 2012, DCA
6. London Borough of Havering: *Housing Needs and Demand Assessment*, 2012, DCA
7. Local Authority Housing Statistics (LAHS) 2013

Chapter 4- Affordable Housing Development Sub-strategy

Our key priorities:

- Sustain the current level of supply of affordable housing for Havering residents
- Maximise inward investment in new affordable housing development
- Ensure that the affordable housing products on offer are affordable to Havering residents
- Provide the right size new housing to tackle under-occupation across all tenures
- Enhance Havering residents' access to affordable home ownership within the borough
- Develop new supported housing to meet the needs of Havering residents
- Identify redundant HRA land and/or assets which can be better used to provide new homes and support estate regeneration

4.1 Introduction

The Council needs to build more houses that are affordable for local people. Over the past five years 1770 affordable homes¹ have been completed, with over 900 built in the last two years. In 2011/12 more than a half of all new house-building were affordable developments and early figures for 2012/13 suggest that this trend is set to continue.

Despite this recent upturn in affordable local development we still need to do more to respond to the increasing demand for affordable options.

What is affordable housing?

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices².

Our Housing Needs and Demand Assessment³ concluded that we would have to build 1288 affordable homes each year over the next five years to meet the borough's total demand. The Council accepts that this is an unrealistic theoretical requirement but also recognises that, with increasing demand, we have to set ourselves an ambitious target for affordable houses development. So the Council's has planned to deliver 750 new affordable homes through its Affordable Housing Development Programme over the next three years.

Table 1: Affordable houses completed over the past 5 years and Affordable Housing Development Programme for the next three years

	Rented products*	Shared ownership products	Total
2008/09	345	200	545
2009/10	87	56	143
2010/11	147	31	178
2011/12	339	87	426
2012/13	436	42	478
2013/14 target	175	75	250
2014/15 target	150	100	250
2015/16 target	125	125	250

**including social rent, affordable rent and intermediate rented housing*

Source: London Borough of Havering Homes and Housing database

Alongside maximising the number of affordable homes, we have to ensure that the affordable housing market is balanced, and provides the types, sizes and specially adapted houses that reflect future housing demand. We must make sure that the supply of new affordable housing is designed to meet the needs of local people.

The Council is actively using planning obligations⁴ to influence the nature of new developments. Planning obligations can be used to ensure that a percentage of new build developments are affordable options and to encourage a development of specific property types and sizes that are in high demand in order to rebalance the market and meet demand.

4.3 The demand for Affordable Housing: facts and figures

The Housing Need and Demand Assessment, 2012, identified that a total of 6650 households will require an affordable housing option over the next three years.

It reports that 3366 of these households already have a home but are planning to move. 2541 of existing households require social rented accommodation and 452 could access an affordable rented option, based on 80% of current market prices. It concluded that 373 could afford a shared-ownership product. Across the range of these requirements, 73% require 1 and 2 bed properties and 25% 3 bed properties.

The assessment also reported that a further 3284 concealed households will require an affordable option within next three years; these are people who are living within an existing household but want to move to their own

accommodation. Of those, 2544 intend to move to social rented accommodation and 780 could afford a part-rent part-buy product. Across the range, 56% need a 1 bedroom property, 31% a two bedroom and 13% a three bedroom home.

Based on this information and in order to rebalance the housing market, the Housing Needs and Demand Assessment recommended

- That 50 % of all new affordable development should be for rental products and 50 % to be intermediate housing, primarily shared ownership
- That 75% of the rented provision should be one or two bedroom accommodation and 25% three or four bedrooms
- That the intermediate options, which will mainly be shared-ownership products, with a recommended split of 40:40:20 for one, two and three bedroom accommodation respectively

The Council is proposing to put forward these recommendations during a development of the new planning policies.

4.4 Sustaining the current levels of supply, which is at least 250 units annually, of affordable housing for Havering residents.

London is an expensive place to live and while property prices and land values in Havering are relatively more affordable than in other London boroughs, private housing is still out of reach for many of our residents. In order to ensure that the needs of all of our residents are met the delivery of new affordable housing is a key priority to the Council.

Land availability, limited and highly competitive central-Government funding opportunities and the need to protect the characteristics of the borough mean that the annual affordable housing requirement of 1288 calculated by the Housing Needs Assessment is unachievable. However, better planned delivery based on up-to-date needs analysis and future trends can address the mismatch in supply and enhance outcomes. For example, building homes to encourage older people to down-size from social or private sector properties will free-up larger council homes and stimulate the private sector market.

In recent years, new affordable housing has been built in partnership with select housing associations known as Preferred Partners. There are currently seven Preferred Partner housing associations working with the Council: Circle, East Thames, Estuary, Family Mosaic, Notting Hill, One Housing Group and Swan. They have been selected to ensure that we deliver the best possible quality of new housing. They are recognised by the HCA and GLA as some of the best performing housing associations and are therefore able to maximise access to Government development funding opportunities.

The Preferred Partner Housing Agreement means that:

- The Council has access to nomination rights in excess of those it is entitled to under the sub-regional nominations protocol

- Only the best performing Registered Providers will be working with the Council to build new affordable housing
- We will be able to closely monitor their performance
- All new affordable housing in the borough will be built to the current standards set by the HCA and GLA and wherever possible exceed them
- The highest quality of design, particularly in landmark locations, will be pursued
- There will be a continued commitment to involve residents in the management of their own homes

How do we fund future plans for affordable development

Our plans for building more affordable homes for local people need to be set against the future funding opportunities.

All of our preferred partners have secured funding through the Government's current annual Affordable Homes Programme. The Council works together with our partners to identify local affordable housing development opportunities and negotiate funding for the schemes. The Affordable Homes Programme also offers one-off, targeted funding opportunities where collaborative bids are made with our partners. The Council's recent success in bidding for these funding opportunities and the efficient delivery will further enhance access to future funding streams.

New affordable housing development can also be delivered through Section 106 planning agreements or through commuted sums towards more viable schemes. The Council also plans to make better use of redundant Housing Revenue Account, HRA, land and/or assets which can be better used to provide new homes.

For the first time in many years, the Council is building new accommodation under our Local Authority New-build Programme. The recent reform to the financing of Council housing means that local authorities can use resources with their Housing Revenue Accounts to develop their own housing. While the majority of homes in Havering's Affordable Housing Development Programme will be built by housing associations we intend to take advantage of these new opportunities.

The Council will also develop a programme to encourage residents to participate in building their own properties through the use of the self-build schemes where it does not compromise viability and value for money. These not only provide accommodation but also help train local residents in key building services to maximise future employment opportunities.

Action Points:

- review the Registered Preferred provider arrangements to ensure the Council gain maximum value for those Housing Associations wishing to develop in the Borough

- In partnership with the Council's Planning Team, consider adopting the tenure and size targets proposed by the 2012 Housing Needs survey
 - agree a target for affordable homes for rent to be developed from all sources of 175 units in Year 1 of the strategy being 70% of all affordable housing development
 - 150 units in Year 2 of the strategy being 60% of all affordable housing development
 - 125 units in Year 3 of the strategy being 50% of all affordable housing development
- develop a programme to encourage residents to participate in building their own properties through the use of the self-build schemes where scheme viability permits.

4.5 Maximising inward investment in new affordable housing development

Limitations in grant funding, including the Affordable Homes Programme, have required Councils, housing associations and developers to seek alternative means to fund house-building to meet the increasing affordable housing need.

Changes to the Housing Revenue Account has fundamentally changed the way that Council housing is financed and presents a unique opportunity for Havering to build new homes. We have completed the accreditation of the Council as a GLA Investment Partner and received funds to support Council led development.

In addition to this, the Council has commissioned an examination of different funding and delivery models that may have potential to promote and advance new residential development. These include a range of ways in which additional third-party investment may be leveraged to support such development and the benefits of investment of its own land assets.

Action Points:

- use the accreditation of the Council as a GLA Investment Partner to actively bid for funds to support Council led development
- when financially realistic, evaluate the potential of using resources within the HRA to fund new housing development without compromising investment requirements to improve existing Council stock
- work in partnership with the Council's Planning Team to look at options of seeking commuted sums below current thresholds without impacting on scheme viability
- encourage Housing Associations to invest in the borough to support our affordable housing development priorities.
- continue to investigate alternative funding models for affordable housing.

4.6 Ensuring that the affordable housing products on offer are affordable to Havering residents.

The continued growth of the Council's Affordable Housing Development Programme has led to increased number and range of affordable housing products. At the same time, wage growth has been consistently below the level of inflation for the last four years and the uncertain impact of the Welfare Reforms is putting unprecedented levels of pressure on households' incomes.

Our partner housing associations rely on income from rents and sales of affordable products to provide ongoing services and to subsidise future developments. We must therefore ensure that they offer products that people in living in Havering can afford. So, in order to maximise accessibility to the affordable housing, the Council will use and update information in the Housing Needs Assessment to compile an accurate Affordability Study among households looking to move. This will also include a review of affordability measures used to inform shared ownership products. The information will be gathered from a range of sources and be used to inform the development of new affordable housing throughout the borough.

The introduction of the Affordable Rents product in 2011 means that rents of new homes built by housing associations can be set up to 80% of the local market rental prices. While initial research and experience has found that this new model can be considered affordable in Havering, it is important to continually review and monitor the rents being charged, particularly for larger properties. Since the introduction of Affordable Rents we have supported our Preferred Partners to implement the new product but we need to ensure that the new rent structure remains at agreed levels and that our residents can afford these rents. More specific analysis is being conducted into the impact of the Government's Welfare Reforms on the Affordable Rent policy in Havering.

Action Points:

- using a range of sources, carry-out an up-to-date Affordability Study among households looking to move to affordable housing and review affordability measures for shared ownership sales
- use the findings to inform the development of new affordable housing in the borough
- keep the Council's Affordable Rent policies under review, particular in the light of welfare reform to ensure that affordable housing products available in Havering are affordable for local people and in-line with the incomes levels across the borough

4.7 Providing new housing to tackle under-occupation across all tenures

The number of older people in the borough with health related issues has reached unprecedented levels and is continuing to rise⁵. While there is a Council-wide approach to help older or vulnerable to remain in their homes if they wish to do so, we need to support and encourage others to move to smaller, more suitable accommodation, regardless of their tenure. The

problem is that there is a significant lack of social or private alternative housing options for under-occupiers who wish to downsize.

There is a high demand for larger family-sized social housing in Havering and, at the same time, there are a large number of larger council properties that are currently under-occupied. By building smaller homes that meet the aspirations of under-occupiers including rental and shared ownership products, it will free-up larger family homes to meet demand on the Council's Housing Register.

Under this approach, the provision of one new unit will result in two households moving into a home more suitable for their needs.

As well as using the potential under the Affordable Housing Development Programme to build new flats and bungalows to encourage downsizing, the Council will also seek opportunities under other planned programmes including the Sheltered Housing Modernisation Programme, the use of the Hidden Homes programme, Local Authority New-build Schemes and low-value Council-owned land opportunities.

The provision of new affordable housing for older people will be aimed at council tenants who are under-occupying their current home. However, the Council recognises that the high levels of under-occupation are reflected in the private sector. We are committed to enabling the shift from under-occupation in the private sector as it will have a positive impact on the local housing market. We will therefore work with the Council's Planning Team to support and encourage the development of smaller homes.

Action Points:

- use the Affordable Housing Development Programme to build smaller homes that meet the aspirations of people under-occupying their accommodation
- use the Sheltered Housing Modernising Programme and Hidden Homes Programme to offer good quality smaller homes that are attractive to under-occupiers
- seek opportunities to build homes for older people under-occupying tenancies through the Local Authority New-build programme
- utilise land of low value belonging to Housing Services to develop homes for older people
- work with the Council's Planning Team to support and encourage the development of smaller homes that meet the needs of older people in Havering
- ensure that all new builds for elderly are life time homes that can be easily adapted to meet future mobility needs and are easily maintained

4.8 Enhancing Havering residents' access to affordable home ownership within the borough

Many people are out-priced of the housing market by inflated house prices and lack of deposit.

The affordability study of first-time buyers in the Housing Needs Assessment found that a significant number of people in the borough were being prevented from buying their first home. This is being caused by the impact of the current uncertainty around housing market and the unstable national economy meaning that the level of house purchase deposits has increased to unaffordable levels.

Low savings levels amongst the general population and those who registered on First Steps have been widely recognised. Locally, the Housing Needs Assessment showed that Havering residents had less than £5,000 in savings⁶. Further analysis showed that a significant proportion of people renting either private or social housing, around 86%, have savings below £5000. As a result, more than half of new shared-ownership properties are being sold to people outside of the borough.

It is a priority for the Council to influence the development of new shared-ownership housing to make sure it is affordable for local people.

It is also important to ensure that future shared-ownership products in Havering give priority to local people and we will work alongside our partner housing associations to implement ways to achieve this.

In order to maximise awareness and accessibility to shared ownership schemes in the borough, the Council is planning to significantly strengthen its role promoting and marketing the options.

We are proposing to set up a Property Shop that will offer a high-street location to advertise and promote both rental and shared-ownership options. The Property Shop will be operated by the Council's Private Housing Solutions Team who will also lead on a range of other marketing events and promotion through the borough's website in collaboration with housing associations and potentially mortgage providers and financial advisors.

Action points

- use the housing register, housing needs survey and external sources to research and recommend the models of shared ownership which are affordable to local residents
- support and promote schemes that allow people to save for a deposit e.g. Lend a hand scheme, intermediate rent programmes
- use the Local Authority New-build Programme to develop housing for shared ownership
- achieve the target set for intermediate homes (set out in table 1) that will be primarily shared ownership products
- require Housing Associations to adopt cascades that give first priority to Havering residents on shared ownership schemes
- use the establishment of the Council's proposed new Property Shop to promote low cost home ownership schemes such as shared ownership
- hold regular shared ownership events in collaboration with RP's, mortgage providers and financial advisors

- improve the Council’s website and ensure appropriate links to external web portals holding details of shared ownership properties available to purchase.

4.9 Developing new supported housing to meet the needs of Havering residents

One of the Council’s corporate ambitions is to increase the options available for individuals and households with supported housing needs. There is an increasing emphasis from Central Government to deliver supported housing options in order to enable more households to live independently and ensure that affordable options are available to people with specific needs.

Traditional residential care solutions are being replaced by more independent housing solutions collectively known as supported housing. Supported housing has the advantage that care and support can be tailored to meet the needs of the client. Supported housing not only increases the housing options available to vulnerable residents, it also delivers savings to the authority through the separation of housing and care costs while ensuring that households are adequately housed and supported.

The rate of new supported housing development in Havering has increased in recent years. Improved partnership arrangements between the Housing Service and Social Service Commissioning Teams have meant that new supported schemes have been built to meet the identified need. However, the Council recognises that there is still potential to develop information sharing between the lead services and to improve a shared understanding supply and demand for support housing.

The Council’s wider strategic plan to meet the housing requirements of people with support needs and our detailed action plan can be found in the Supported Housing Sub-strategy (chapter 7).

Action points:

- these action points are directly linked to the Chapter 7- Supported Housing Sub-strategy. The key priorities that tie Supported Housing to the development of Affordable Housing are:
 - *7.4 Working with Adult Social Care and Children Services to develop a needs database to inform the development of future supported housing*
 - *7.6 Promoting partnership and working with existing supported housing providers in the borough*
 - *7.7 Improving housing options for people with learning disabilities*
 - *7.8 Developing supported housing options for Young Persons with a particular focus on those aged between 16 and 17 years old*

4.10 Identifying redundant Housing Revenue Account, HRA, land and/or assets which can be better used to provide new homes and support estate regeneration

The Council's new build target of 250 units per year means that we need to assess the potential for new build affordable development that arises. Therefore, we will undertake a full review of the HRA land and/or assets to identify opportunities to for making better use of such land to provide new homes.

We will continue to find opportunities through HRA Hidden Homes Programme and use ongoing estate regeneration schemes such as Briar Road to develop new homes in partnership with housing associations through the Council's Local Authority New-build Programme.

Actions points:

- undertake a full review of HRA land and/or assets to identify opportunities to provide new homes
- continue to find conversion and new build opportunities through the Hidden Homes Programme
- utilise opportunities on estate regeneration schemes such as the Briar Road and Hidden Homes schemes to develop new homes in partnership with housing associations or through the Council's Local Authority New-build Programme.

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Action Plan Summary: Affordable Housing Development Sub-strategy

Priority	Actions	Time scales		
		13/14	14/15	15/16
Priority 1: Sustain the current level of supply of affordable housing for Havering residents	1a. Review the Registered Preferred provider arrangements to ensure the Council gain maximum value for those Housing Associations wishing to develop in the Borough			
	1b. In partnership with the Council's Planning Team, consider adopting the tenure and size targets proposed by the 2012 Housing Needs survey -Agree a target for affordable homes for rent to be developed from all sources of 188 units in Year 1 of the strategy being 70% of all affordable housing development -168 units in Year 2 of the strategy being 60% of all affordable housing development -125 units in Year 3 of the strategy being 50% of all affordable housing development			
	1c. Develop a programme to encourage residents to participate in building their own properties through the use of the self-build schemes where scheme viability permits			
Priority 2: Maximise inward investment in new affordable housing development	2a. use the accreditation of the Council as a GLA Investment Partner to actively bid for funds to support Council led development.			
	2b. when financially realistic, evaluate the potential of using resources within the HRA to fund new housing development without compromising investment requirements to improve existing Council stock			
	2c. work in partnership with the Council's Planning Team to look at options of seeking commuted sums below current thresholds without impacting on scheme viability			
	2d. encourage Housing Associations to invest in the borough to support our affordable housing development priorities.			
	2e. continue to investigate alternative funding models for affordable housing			
Priority 3: Ensure that the affordable housing products on offer are affordable to Havering residents	3a. using a range of sources, carry out an up-to-date Affordability Study among households looking to move to affordable housing and review affordability measures for shared ownership sales			
	3b. use the findings to inform the development of new affordable housing in the borough.			

	3c. keep the Council's Affordable Rent policies under review, particular in the light of welfare reform, to ensure that affordable housing products available in Havering are affordable for local people and in-line with the incomes levels across the borough			
Priority 4: Provide new housing to tackle under-occupation across all tenures	4a. use the Affordable Housing Development Programme to build smaller homes that meet the aspirations of people under-occupying their accommodation			
	4b. use the Sheltered Housing Modernising Programme and Hidden Homes Programme to offer good quality smaller homes that are attractive to under-occupiers			
	4c. seek opportunities to build homes for older people under-occupying tenancies through the Local Authority New-build Programme			
	4d. utilise land of low value belonging to Housing Services to develop homes for older people			
	4e. work with the Council's Planning Team to support and encourage the development of smaller homes that meet the needs of older people in Havering			
	4f. ensure that all new builds for elderly are life time homes that can be easily adapted to meet future mobility needs and are easily maintained			
Priority 5: Enhance Havering residents' access to affordable home ownership within the borough	5a. use the housing register, housing needs survey and external sources to research and recommend the models of shared ownership which are affordable to local residents			
	5b. support and promote schemes that allow people to save for a deposit e.g. Lend a hand scheme, intermediate rent programmes			
	5c. use the Local Authority New-build Programme to develop housing for shared ownership			
	5d. achieve the target set for intermediate homes (set out in table 1) that will be primarily shared ownership products			
	5e. require Housing Associations to adopt cascades that give first priority to Havering residents on shared ownership schemes			
	5f. use the establishment of the Council's proposed new Property Shop to promote low cost home ownership schemes such as shared ownership			
	5g. hold regular shared ownership events in collaboration with RP's, mortgage providers and financial advisors			
	5h. improve the Council's website and ensure appropriate links to external web portals holding details of shared ownership properties available to purchase.			

<p>Priority 6: Develop new supported housing to meet the needs of Havering residents</p>	<p>6a. these action points are directly linked to the Chapter 7 – Supported Housing Sub-strategy. The key priorities that tie Supported Housing to the development of Affordable Housing are: -7.4 Working with Adult Social Care and Children Services to develop a needs database to inform the development of future supported housing -7.6 Promoting partnership and working with existing supported housing providers in the borough -7.7 Improving housing options for people with learning disabilities -7.8 Developing supported housing options for Young Persons with a particular focus on those aged between 16 and 17 years old</p>			
<p>Priority 7: Identify redundant HRA land and/or assets which can be better used to provide new homes and support estate regeneration</p>	<p>7a. undertake a full review of HRA land and/or assets to identify opportunities to provide new homes</p>			
	<p>7b. continue to find conversion and new build opportunities through the Hidden Homes Programme</p>			
	<p>7c. utilise opportunities on estate regeneration schemes such as the Briar Road and Hidden Homes schemes to develop new homes in partnership with housing associations or through the Council's Local Authority New-build Programme</p>			

References:

1. According to London Borough of Havering Partnership and Development Team Database
2. *National Planning Policy Framework*, 2012, CLG, available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf
Definitions of affordable housing products according to NPPF:
“Social rented housing is owned by local authorities and private registered providers [...], for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent [...].
Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels [...] These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.”
3. *Housing Needs and Demand Assessment* (2012), DCA
4. *Planning Obligations Supplementary Planning Document*, 2013, London Borough of Havering Local Development Framework, available online
5. *Chapter 10: Supporting Vulnerable Adults and Older People*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.html>
6. *Housing Needs and Demand Assessment* (2012), DCA

Chapter 5 - Older Persons Housing Sub-strategy

Our key priorities:

- Carry out localised research into older people's housing needs and aspirations
- Assist older people to remain in their own home and live independently
- Provide assistance to anyone wishing to downsize into smaller accommodation, regardless of tenure
- Reassess the level of need for Extra Care housing in the borough
- Implement a Sheltered Housing modernisation programme that reflects up-to-date expectations and demand
- Develop new housing suited to the needs and aspirations of older persons in all tenures

5.1 Introduction

This is the London Borough of Havering's first dedicated Older Persons Housing Sub-strategy. It provides an ambitious set of housing priorities that respond to the growing challenges associated with an aging population.

It has been developed at the same time as other housing Sub-strategies, some of which refer to older people housing initiatives such as the development of Extra Care Housing and Equity Release. This Sub-strategy aims to capture and consolidate the complete range of housing priorities and proposed actions to meet the needs of older people.

It ultimately aims to set up a variety of options available across all tenures to ensure that our older residents have a real choice of safe, affordable accommodation that is suited to their needs.

5.2 Older population: main facts and figures

Census 2011¹ reports that Havering still has the highest proportion of older people of any London Borough.

17.8% of the population in Havering is over 65.

According to the ONS Subnational Population Predictions² the over 65 population in Havering is expected to grow significantly in the future:

The population age 65 and over in Havering is estimated to increase by 16% by 2021 and account for nearly 50,000 people. The population age 90 and over is expected to grow the fastest, increasing by 70% by 2021.

The Housing Needs and Demand Assessment 2012³, reveals that 73% of older people own their home without a mortgage. The study also indicates that 85% of respondents' age over 65 declared equity ownership of over £100,000 and 41% stated they had savings over £50,000. Despite many elderly residents having significant equity, they are often cash-poor, with 45% having

savings of less than £5,000. The prevalence of low-savings among people over 65 is disproportionate among private renters, over 75%, and council tenants: 55%, who have savings less than £5,000. Generally, the over 65s are most likely to be under-occupying, with a home which is larger than they need.

According to the Joint Strategic Needs Assessment 2011/2012⁴, 49% of older people, aged 65 and over in Havering have a long term limiting illness where long term illness is considered to last 12 months or longer. It has been projected by POPPI⁵ that by 2020, in Havering, there will be an estimate of 22,691 people with a limiting long-term illness who are age 65 and over.

5.3 Carrying out localised research into older people's housing needs and aspirations

We know that Havering still has the highest proportion of older people of any London Borough and that a majority of them own their home without a mortgage and with significant equity over £100,000. It has been also recognised that most of these are living in accommodation with three or more bedrooms and that nearly half have a long-term limiting illness.

What we need to know is how many older people want to move but can't find a home that meets their requirements. We would like to establish whether a decision to stay at home in later life reflects older people's actual preference or is a result of a lack of alternative options available.

The recent Housing Needs and Demand Assessment provided a broad overview of future older person housing need over the next three years and based on implied households. However, we want to conduct more detailed research into the local housing needs of older people based on what the Council currently offers and establish what we or the private sector needs to offer.

Plans for localised older persons housing research

The Council is planning to carry out a research project into the local housing needs, aspirations and financial circumstances of older people in order to determine what tenure, type, size and location of housing would enable them to move to alternative accommodation.

At the same time, we want a fully informed, up-to-date understanding of what products are needed to help people remain living independently at home if they wish to do so.

This information will help us achieve many of the aims of the strategy in particular to:

- help older people remain living at home as long as they wish
- re-assess the demand for Extra Care housing
- find out what types of Sheltered Housing is required by older people in Havering
- plan new older persons housing development led by the social and private sectors

Our key actions:

- carry out an older person housing need and aspiration research project
- use the outcome of the research to inform development of our Older People Sub-strategy and specific priorities within the strategy
- cooperate with Council's Planning Team and Adult Social Care to provide new housing options and full range of advice for older residents

5.4 Assisting older people to remain in their own home and live independently

There are many benefits for older people remaining in their own homes, including an existing support network, maintained independence and quality of life. As the population of older people in Havering rises, so does the percentage of older residents requiring care. The cost of Residential Care accounts for a large percentage of the annual Adult Social Care budget and where savings can be made, alongside the benefits to the residents, the ultimate aim should be to enable older persons to remain in their own homes as long as they desire.

Chapter 6 – Private Housing Sector Sub-strategy sets out how the Council will specifically prioritise helping older homeowners to improve and maintain their homes, it also establishes a range of actions to achieve this; homeowners make-up by far the largest older people tenure group in the borough.

It is the purpose of this strategy to make the link to those actions and therefore provide a complete set of older person housing-related plans across all tenures.

The development of this strategy and the implementation of recent older person housing initiatives have highlighted an increasing range of services and schemes designed to help the older population in Havering. It also highlighted a lack of co-ordination between these services and the need to improve public awareness of them.

We are proposing to provide a single access point for older people across all tenures that require a housing related service. The Council Private Housing Solution Team, PHST, currently offer services to home-owners who need help and support to remain living independently in their home but we plan to expand this service across all tenures and all housing options. As part of this we will consider the benefits of a dedicated Older Person Specialist Housing Advisor with responsibility to:

- provide advice and support to older people across all housing options including social rent, home-ownership, downsizing and improvements or adaptations in the home
- assess and advise on the suitability of referrals to Extra Care or Sheltered Housing accommodation and other future older person housing options

- be a key link between the existing range of external services across the borough including the London Rebuilding Society, Papworth Trust and DABD
- lead on the promotion and marketing of all these services

Our key actions:

- make direct links to Chapter 6 – Private Sector Housing Strategy section 6.7 *Responding to housing needs of older and vulnerable people in the private sector.*
- provide a single access point to a wide range of housing related advice for older people across all tenures
- consider the benefits of a dedicated Older Person Specialist Housing Advisor with responsibility to provide advice and support to older people who want to access housing related services

5.5 Providing assistance to anyone wishing to downsize into smaller accommodation, regardless of tenure

It is a priority to support older people in their own homes as far as possible, as long as they are willing and able to do so. However, many older people in the borough are under-occupying across all tenures and the maintenance of houses too big for their needs can be a burden. Therefore, we want to make downsizing as easy as possible. While the Council has relative influence in the social sector, it will need to be innovative to overcome limitations in its role of enabling owner-occupiers to move to a smaller home.

The Council is committed to enabling the shift from under-occupation in the private sector as it will have a positive impact on the local housing market alongside social benefits. Therefore, together with our Planning Team we will consider the potential of building homes that older owner-occupiers would consider downsizing to, through the Affordable Housing Programme. We will also consider new initiatives such a FreeSpace Scheme.

What is Freespace?

The scheme could enable the Council to use properties that are privately owned by older residents who are over 60 and would like to move. These properties could be leased by the Council on a long-term basis to meet the increasing need for family accommodation in the borough.

In exchange, the Council may offer the homeowner a range of housing options to enable them to move into alternative, more suitable accommodation, either in the social or private sector depending on their individual circumstances.

Our key actions:

- look at the potential of using the Council's affordable development programme to build accommodation that is the size, type and location

that will encourage and enable older people, regardless of tenure, to downsize

- investigate the possibility of a Freespace scheme
- continue to promote national and local downsize incentives for social housing tenants.

5.6 We want to reassess the level of need for Extra Care housing in the borough.

What is Extra Care housing?

Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, with additional facilities and support where required.

The Housing Needs and Demand Assessment, 2012 indicated a lack of understanding of older person housing options among Havering residents, particularly unfamiliarity with Extra Care Housing.

We want to know how many older people in Havering need or wish to move to Extra Care Housing but, before we measure it, we need to make sure older people in Havering understand what Extra Care is.

It is a priority for the Council to ensure that the future development of Extra Care Housing is based on up-to-date, accurate needs analysis that reflects informed aspirations of older people living in the borough. We plan to work with Adult Social Care and use housing data to update the Extra Care Housing Needs Model and support the Extra Care Housing Strategy⁶. We want to identify the demands for Extra Care Housing in the borough and develop and implement a Consultation and Marketing Strategy to widely promote the awareness and understanding of Extra Care Housing among potential service users and practitioners.

Our key actions:

- use the proposed older person research project to measure the understanding of Extra Care accommodation and map the demand
- review the marketing methods of Extra Care Housing based on the Council's recently developed Extra Care Schemes including Dreywood Court⁷
- in conjunction with this information, utilise Adult Social Care and Homes and Housing data to update the Extra Care Housing Needs Model to recalibrate the demand
- develop and implement a Consultation and Marketing Strategy to promote the awareness and understanding of Extra Care Housing.

5.7 We will implement a Sheltered Housing Modernisation programme that reflects expectations and demand

What is Sheltered Housing?

Sheltered housing is designed to make life a little easier for older people, with the option of a Mobile Support Worker and features like lowered worktops or walk-in showers.

The properties are mainly self-contained properties but some have shared bathing facilities. This means they are less popular and often difficult to let.

Alongside sheltered schemes provided by the housing associations and the private sector, there are 19 Council-owned Sheltered Housing complexes in Havering. They are usually bedsits or one and two bedroom flats in a block or small estate where all the other residents are older people

It is the aim of the Council to modernise complexes with shared facilities and provide a stock of Sheltered Housing that meets the needs and aspirations of older people in Havering

Although the Housing Needs and Demand Assessment identifies bungalows to be a preferred housing type of older people, the Council believes that it can increase the interest in Sheltered Housing, through modernisation. We therefore plan to use the older person research to measure the demand for various improved models of Council-owned Sheltered Housing including the possibility of shared ownership products.

Our key actions:

- use the proposed older persons research to measure the demand for Council-owned Sheltered Housing, particularly among older people who are currently living in general needs council accommodation and/or are on the Housing Register
- use the research to determine the demand for various models of modernised Sheltered Housing Schemes
- use the information to establish a Sheltered Housing Modernisation Programme
- as part of the programme, consider alternative uses such as Council led redevelopment for rent or shared ownership and/or outright sale of complexes that could not attract demand despite modernisation.

5.8 Developing new housing suited to the needs and aspirations of older persons in all tenures

The Housing Needs and Demand Assessment shows that older people who are likely to move in the next three years are mainly looking for private housing options, with the majority wanting bungalows or flats with two

bedrooms. Affordability assessment conducted as part of the study also revealed that 73% of older people looking to move could afford owner occupied options.

This strategy has already set out plans to re-consider the demand for Extra Care Housing, assess the opportunities for modern Sheltered Housing and look at plans to build smaller homes to encourage downsizing. In order to meet the housing needs of older people across all tenures, affordability ranges and geographical preferences, the Council needs also to focus on the wider development potential.

For the first time in many years, the Council is building new accommodation. The New-build Programme is being initiated by the Garrick House older person bungalow Scheme.

The Garrick House Older Person Bungalow Scheme

The scheme is a Council-led new-build bungalow development within the grounds of an existing Sheltered Housing complex. It will provide a mix of 9 one and two bedroom bungalows for social rent and is aimed at older people who are being supported and encouraged to downsize from existing Council accommodation.

It has been part funded through the Mayor's Care and Support Specialist Housing Fund and is due to commence on site in January 2014.

There will be limited opportunities to provide new-build older person housing schemes within the borough. The Council must therefore work alongside housing association partners and the private sector to meet the identified need for older person home-ownership options.

Our key actions:

- to work in partnership with the Council's Planning Team to support and encourage private sector development of older person housing and evaluate the potential to provide some new homes using Council-owned assets
- link this private sector approach with the plans to develop smaller homes to help and encourage home-owners to downsize

Action Plan Summary: Older Persons Housing Sub-strategy				
Priorities	Actions	Time scales		
		13/14	14/15	15/16
Priority 1: Carry out localised research into older people's housing needs and aspirations	1a. carry out an older person housing need and aspiration research project			
	1b. use the outcome of the research to inform development of our Older People Sub-strategy and specific priorities within the strategy			
	1c. cooperate with Council's Planning Team and Adult Social Care to provide new housing options and full range of advice for older residents			
Priority 2: Assist older people to remain in their own home and live independently	2a. make direct links to Chapter 6 – Private Sector Housing Strategy section 6.7 Responding to housing needs of older and vulnerable people in the private sector.			
	2b. provide a single access point to a wide range of housing related advice for older people across all tenures			
	2c. consider the benefits of a dedicated Older Person Specialist Housing Advisor with responsibility to provide advice and support to older people who want to access housing related services			
Priority 3: Provide assistance to anyone wishing to downsize into smaller accommodation, regardless of tenure	3a. look at the potential of using the Council's affordable development programme to build accommodation that is the size, type and location that will encourage and enable older people, regardless of tenure, to downsize			
	3b. investigate the possibility of a Freespace scheme			
	3c. continue to promote national and local downsize incentives for social housing tenants.			
Priority 4: Reassess the level of need for Extra Care housing in the borough	4a. use the proposed older person research project to measure the understanding of Extra Care accommodation and map the demand			
	4b. review the marketing methods of Extra Care Housing based on the Council's recently developed Extra Care Schemes including Dreywood			

	Court			
	4c. in conjunction with this information, utilise Adult Social Care and Homes and Housing data to update the Extra Care Housing Needs Model to recalibrate the demand			
	4d. develop and implement a Consultation and Marketing Strategy to promote the awareness and understanding of Extra Care Housing			
Priority 5: Implement a Sheltered Housing modernisation programme that reflects up-to-date expectations and demand	5a. use the proposed older persons research to measure the demand for Council-owned Sheltered Housing, particularly among older people who are currently living in general needs council accommodation and/or are on the Housing Register			
	5b. use the research to determine the demand for various models of modernised Sheltered Housing Schemes			
	5c. use the information to establish a Sheltered Housing Modernisation Programme			
	5d. as part of the programme, consider alternative uses such as Council led redevelopment for rent or shared ownership and/or outright sale of complexes that could not attract demand despite modernisation.			
Priority 6: Develop new housing suited to the needs and aspirations of older persons in all tenures	6a. to work in partnership with the Council's Planning Team to support and encourage private sector development of older person housing and evaluate the potential to provide some new homes using Council-owned assets			
	6b. link this private sector approach with the plans to develop smaller homes to help and encourage home-owners to downsize			

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4. *Chapter 10: Supporting Vulnerable Adults and Older People*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.htm>
5. People aged 65 and over with a limiting long-term illness, by age, projected to 2020, POPPI version 8.0, available at: www.poppi.org.uk
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Chapter 6- Private Sector Housing Sub-strategy

Our key priorities:

- Improve our understanding of the local private rented sector
- Continue to improve access to the private rented sector to tackle increasing housing demand
- Improve private rental property standards and management practices
- Examine the potential of developing new, private rented accommodation
- Help older and vulnerable people to remain safe and independent in their own homes
- Identify and target poor conditions and inadequate energy efficiency in the private housing sector
- Bring empty homes in the private sector back into use

6.1 Introduction

The London Borough of Havering has a large Private Sector Housing and recent legislative and economic changes prompted a greater need for the Council's engagement within the sector. Our previous strategy in 2010¹, helped the Council to begin strengthening its position in the private housing sector. The aim of this updated strategy is to continue improving the living conditions of people who own or rent a home in the private sector and help them to make choices about either finding a new home or staying in their property.

We want to particularly focus on supporting and influencing the local private rented sector so that it is well balanced and offers a wide range of good quality housing options to our residents who find it difficult to secure a home.

We believe that a key to this is engaging with private landlords. The private rented sector is very flexible and can relatively easily adapt to the changes triggered by the broader economic, legislative and demographic context. Therefore, we plan to undertake a diverse set of measures to ensure that the local private rented sector keeps providing for residents in need and is responsive to the increasing demand for accessible and affordable housing.

We also want to make sure that we continue to help older and vulnerable homeowners find solutions to improve and maintain their homes by working with our partner organisations through new and innovative schemes.

6.2 Private Sector Housing: main facts and figures

6.2.1 Size in context:

The recent Census reported that private housing in Havering in April 2011 represented 85.9% of the total stock compared to an average of 75.9% across London, with a total of 84,470 privately owned homes in Havering².

Figures from the Census 2011 also revealed that the private rented sector in Havering has more than doubled over the past 10 years.

In March 2011, 10337 households were renting privately compared to 5049 in April 2001.

The numbers of Housing Benefit claimants living in the private rented sector have increased from 3800 in 2007 to 7331 by April 2013 and for the first time, there are more claimants living in private rented homes than claimants in the social sector³.

6.2.2 Affordability and accessibility:

In January 2012 the Council set up the Private Housing Solutions Team which focused on increasing the supply of affordable private rented accommodation. It has been relatively successful in using the buoyant rental market to help local people on lower incomes find a home but many households are still facing barriers to renting in the private sector because of a number of factors, such as:

- households unable to meet the increasingly high start-up costs of renting privately, which includes: deposits, month-in advance rent or an additional letting fee
- the impact of the uncertain housing market has significantly increased the number of households wanting to rent meaning that landlords are using the high demand to increase rents and be selective in choosing tenants
- the pressure on social housing means that only a fraction of those wishing to rent from the Council have a realistic prospect of doing so; for many private renting is the primary option
- changes under the Government's Welfare Reforms could lead to potential migration from high cost rental areas in central London to boroughs with relatively cheaper private rented accommodation like Havering
- locally, new caps to benefit entitlements mean that households in receipt of housing benefit might not be able to rent in particular, more expensive parts of the borough

A combination of these barriers, increased demand and limited supply, mean that a growing number of people on lower incomes are approaching the Council to help them find a private rented home.

6.2.3 Older and vulnerable homeowners:

Census 2011² reports that Havering still has the highest proportion of older people of any London Borough.

17.8% of the population in Havering is over 65, compared to an average of 11.1% across the capital.

Housing Needs and Demand Assessment 2012⁴, reveals that 73% of older people own their home without a mortgage. The study also indicates that 84.8% of respondents aged over 65 declared equity ownership of over £100,000 and 41.3% stated they had savings over £50,000.

Demographic, Diversity and Socioeconomic Profile of Havering's Population, 2013⁵ analysis of 2011 Census data estimates that 49% of older people, aged 65 and over, in Havering have a long term limiting illness where long term illness is considered to last 12 months or longer.

6.2.4 The condition of the private sector housing, energy efficiency and empty homes:

In 2008, the East London Housing Partnership, ELHP, commissioned the Building Research Establishment, BRE, to report on the condition of the stock in the East London Boroughs⁶. The BRE reported on the full range of Decent Homes⁷ criteria for each borough on a ward-by-ward and on a super-output area basis. Most notably, it found that:

19% of private sector homes contain at least one Category 1 hazard- where the risk is considered as serious and the Council has a duty to take action⁸

34% of private sector homes in Havering were non-decent

9% of private sector homes are non-decent and are occupied by a vulnerable household

17% of private sector homes in Havering have inadequate thermal comfort.

A new Private Sector Stock Condition Survey is being carried out and the results are due to be released in October 2013.

According to our recent Council Tax records, as of August 2013, there were 2459 unoccupied properties in the borough of which 1645 have been unoccupied for longer than 6 months.

Council's Empty Homes Team estimates that at any given time they are actively engaged in working on returning around 30-35 of high risk properties back into use.

6.3 We want to improve our understanding of the characteristics and trends in the local private rented sector

In order to tackle emerging issues and address the needs of the residents it is crucial to research and monitor the private rented sector. Alongside this we also need to improve the mutual co-operation with landlords, agents and residents to build an educated, long term relationship that will help us to inform future policy developments.

Therefore, we will conduct a private rented sector research project that will help us to maximise council's use of private rented sector, establish its up-to-date profile, track the local impact of the welfare reforms and tackle poor standards within the sector.

We will also start systematic monitoring of the local private rented sector and keep up to date with regional and national developments to ensure a swift response to any changes that may have a negative effect on the housing options available to our residents.

Our key actions:

- conduct a comprehensive private rented sector research project focusing on:
 - changes in private rented sector's size and conditions
 - impact of welfare reforms including migration patterns
 - accessibility and affordability
- create a database consisting of easily comparable, secondary data brought together from different sources and databases that already exist within the council and record relevant information
- conduct more primary research in the form of surveys and consultations with particular groups of residents.

6.4 We will continue to improve access to the private rented sector to tackle increasing housing demand

The success and continual expansion of the Council's Private Housing Solutions Team, PHST, has demonstrated that the private rented sector offers a realistic alternative option to local people facing housing difficulties.

What is Private Housing Solutions Team?

The Private Housing Solutions Team, PHST, can assist local people to access properties in the private sector and provides help and support to families already living in the private sector who are threatened by losing their home.

It includes a Social Lettings Agency which offers a range of housing solutions using accommodation from the private rented sector to help accommodate people in different types of housing need. The products are:

- Private Sector Leased, PSL, accommodation
- Private Sector Leased, PSL, Shared accommodation, also known as Houses in Multiple Occupation, HMOs
- Property Management Services of Assured Short-hold Tenancies
- Property Management Services of supported shared accommodation of people with learning disabilities
- Direct-let of private rented accommodation

The PHST is now the second largest landlord in Havering. It has a target of 1120 properties in management by March 2014 with plans to continue expanding throughout the term of this strategy. To ensure the long-term sustainability of the PHST the Council must maintain high quality property and management standards across all products to build on our reputation and offer a competitive option for landlords. By doing this, the Council hopes to

further increase the supply of affordable accommodation to local people on low incomes.

Alongside the PHST, the Council plans to introduce new ways to further increase the supply of private rented accommodation. As part of our proposals to significantly improve the package of advice and support to landlords, the Council will use the enhanced offer to incentivise landlords to make more accommodation available for local people finding it difficult to secure a home.

The Council will act as an exemplar to other landlords by ensuring that any property it manages meets statutory standards. The Council will strive to ensure that they all meet the Decent Homes Standard.

Our key actions:

- build on the work already underway to promote the Council's role in helping those on low or no earned incomes to access high quality private rented properties in the borough
- continue to build a network of relationships with local private sector landlords and letting agents through publicity, negotiation and the use of incentives under our range of property management products
- establish a package of support and engagement with local landlords ranging from training, potential voluntary accreditation, tenant and landlord mediation and other incentives; in exchange, the Council will encourage access to accommodation for local people finding it difficult to find a rented home.

6.5 Improving private rental property standards and management practices

This strategy has already referred to the plans to strengthen our relationship with local landlords and the current changes and opportunities in the private rented sector mean that a challenging task of engaging with landlords became a priority for the Council.

We want to respond to the challenge in three main ways:

- Improve the way we can intervene and mediate in tenant and landlord disputes
- Significantly improve the support and advice that is available for landlords and tenants
- Sign-up to an existing landlord accreditation scheme, such as the London Landlord Accreditation Scheme

There is statistical evidence that increasing numbers of private tenants are losing their tenancies and this could significantly rise further as a result of the Welfare Reforms; with landlords ending tenancies with tenants in receipt of Housing Benefit. Although the Council developed a strategic approach to help tenants across the borough to deal with the effects of the Welfare Reforms, there is very limited support and advice for landlords. This is compounded by limited tenant and landlord mediation. There is a clear and growing need to

enhance our role in supporting, advising and mediating with tenant and landlords before the enforcement stages.

In addition, and linking to our plans to improve the standard of properties and management in the private rented sector, the Council wants to encourage landlords to be more professional by promoting a local accreditation scheme. There are currently a number of models being used across the country and we will consider the best approach for Havering.

We believe that by improving engagement with local landlords and establishing a comprehensive package of support, specialist advice and recognised accreditation we will help them to develop a right set of skills and knowledge to run a successful rental business. In exchange, the Council will encourage landlords to consider making their accommodation available for local people in housing need through a mutual agreement arrangement.

Our key actions:

- pilot a one-year dedicated tenant and landlord advice and mediation service with particular focus on:
 - intervening before the enforcement stages to prevent potential homelessness
 - raising awareness and understanding of Welfare Reforms among local landlords
- develop proposals for a local voluntary Landlord Accreditation Scheme or join a high-profile established scheme, including training, that would be incentivised by the Council offering real, marketable benefits for landlords
- further enhance the offer to support landlords through a complete package of other information and advice
- establish the full package of advice, accreditation, training and information and use it as an incentive to make available accommodation for people who have approached the Council in housing need.

6.6 Examining the potential of developing new, private rented accommodation

We are significantly raising our profile in the delivery of new affordable housing through the Council-led development programme while we continue to lead the way on Council-run property management services through the PHST.

We want consider combining these activities by examining the potential of direct provision and management of a portfolio of private sector style market rented housing.

The Council believes that building its own new, private rented accommodation in Havering for local people in housing need could offer a supply of new assets, give more control in managing demand for housing through the private sector and more influence over property and management standards.

There are number of models to deliver this proposal and we want to consider all options. There are also alternatives to building new homes that we will

look at including individual street property purchases, purchase of a discrete block of houses or flats or purchase of new build.

Our key actions:

- consider in detail the feasibility of building new homes, and alternative supply options, in the borough for the purpose of privately renting them to people in housing need identified by the Council
- approach private housing developers with the principle and concepts of the new product and consider possible funding models and examine the viability of local authority led schemes

6.7 Responding to housing needs of older and vulnerable people in the private sector

There is a co-ordinated, council-wide approach to support older and vulnerable homeowners remain safe in their homes. This strategy sets out how Homes and Housing will contribute to this theme and how it links into existing strategies and provision by other Council services.

We believe that a key to helping Havering's older and vulnerable residents stay at home is by supporting them through the wide range of current services that are available to improve and maintain homes for independent living.

In recent years, the number of grants and level of Central Government funding for private sector improvements has been significantly reduced. Since then, there has been a shift towards partnership working with voluntary and not-for-profit organisations to help vulnerable people maintain, improve and ultimately remain in their home. These organisations include DABD and Papworth Trust, Age UK and the London Rebuilding Society.

The Government is increasingly promoting the release of equity as a means of providing repairs, improvements and adaptations at nil or minimal public sector cost. In the current financial climate the Council also considers equity release as one of the principle ways to improving the private sector.

We recognise that many older homeowners do not approach the Council on a regular basis. Consequently they may not be aware of services and support available. Therefore, we will co-ordinate marketing campaigns, design and promote information and update the websites to maximise the awareness of the range of service that are available to older homeowners.

Alongside this new approach and a range of targeted services, Homes and Housing continue to provide statutory Disabled Facility Grants and promote the use of its Telecare Service. Both significantly contribute towards helping older and vulnerable homeowners remain in their properties and will continue to form an essential part of the Homes and Housing's collective approach.

Finally, while the majority of older homeowners wish to remain in their properties and this strategy sets out our priorities to achieve this, we also want to support older households that are unable to maintain their homes and wish to move. As part of our wider strategic plan to meet the housing needs of older people, we have established a set of priorities that aim at helping older people to make informed choices about a range of alternative housing

options. This is explained in more detail in our Older People Sub-strategy (chapter 5).

Our key actions:

- contribute to the main themes of the Council's Health and Well-being Strategy 2012-14⁹ and specific priority of 'Early help for vulnerable people to live independently for longer' through equity release, specialist financial advice and home improvement works
- provide initial information and make referrals to the new Home Improvement Fund Equity Release product provided by London Rebuilding Society
- maximise the use of DABD and Papworth Trust, Age UK and the London Rebuilding Society through PSHT promotion and referrals to provide Financial Capability Coaching Service to help vulnerable Havering residents who are unable to maintain or improve their homes
- meet ambitious, high-profile housing performance targets set to achieve the aim of helping older and vulnerable people remain in their home including increasing the numbers of Telecare and Mobile Support and the use of Disabled Facilities Grants
- carry out a research project into the local housing needs, aspirations and financial circumstances of older people in order to determine what tenure, type, size and location of housing would enable them to move to alternative accommodation
- organise marketing campaigns, design and promote information and update the websites to maximise the awareness of the range of service that are available to older people.

6.8 Identifying and targeting poor conditions and inadequate energy efficiency in the private sector housing

It is the responsibility of owner-occupiers and private landlords to improve their properties within their own resources; however, we recognise that not everybody can afford to or are in a position to do so, especially vulnerable households.

The new Private Sector Stock Condition Survey, PSSCS, will provide a detailed update of these measures and we plan to use the findings to identify and target hotspot areas.

We also plan to improve co-operation with the private sector housing team within the Council's environmental health function to work towards our common goals of improving poor conditions in private housing sector.

How can we work with the Enforcement Team to improve conditions in the private sector?

More than a half of the current enforcement caseload relates to the hazards of excess cold, mould and damp. Therefore, we will support the development of a self-help website on issues relating to cold, mould and damp for residents to refer to before approaching environmental health for formal investigation.

Identify all licensable Houses in Multiple Occupation -HMO's- (3 storeys and above) and strive to identify all 2-storey HMOs.

We also want to use this strategy to support the designing and implementation of a decision making framework for dealing with enforcement cases involving older and vulnerable people to ensure that these households are supported and protected using a variety of available options e.g. equity release.

The ability of environmental health staff to give greater prominence to private sector housing issues is predicated upon the availability of additional resources.

Furthermore, we recognise that inadequate energy efficiency resulting in under-heated homes can lead to social and health issues. This can place more need for support from other Council and public services. Therefore, the Council wants to improve energy efficiency, lower costs of maintenance for tenants and tackle issues such as fuel poverty and continually rising energy prices. We want to help residents with cost of improvements and inform them about available options and relevant funding.

Finally, we want to set minimum energy efficiency standards for properties leased and/or managed by the Council to promote and encourage early responses to the upcoming energy efficiency requirement for private rented properties set by the Private Rented Sector Regulations of the Energy Act 2011¹⁰.

Our key actions:

- complete the Private Sector Stock Condition Survey, PSSCS, by the end of October 2013 and use the recommendations to identify hot-spots of disrepair, with particular focus on properties occupied by older or vulnerable people
- introduce and promote a package of Self-help for people living in private rented accommodation who are experiencing cold and damp issues including toolkits, a website and fully up-dated information
- establish additional resources to focus on a programme of identifying both licensable and 2-storey HMOs
- design and implement a decision making framework for dealing with s.215 enforcement cases¹¹ involving older and vulnerable people
- work with landlords to meet higher energy efficiency standards in their properties and signpost to potential funding for delivering improvements
- maximise access to funding and delivery of energy efficiency installations under the Energy Company Obligation, ECO, and Green Deal to deliver energy efficiency measures in properties
- set minimum energy efficiency standards for properties leased and/or managed by the Council

- focus on targeting vulnerable households with high levels of non-decency and poor energy efficiency and seek funding to improve the insulation and heating within these properties.

6.9 Bringing empty homes in the private sector back into use

Empty homes are a wasted resource that could potentially be used for affordable housing. They can be a serious detriment to the surrounding areas, attract anti-social behaviour and generally be a cause of concerns to residents.

Over the past two years, the Council has successfully used a range of interventions and enforcement actions to raise the profile of the Council's approach to tackle empty homes. The council has also successfully secured GLA funding through the Empty Property to Affordable Rent Scheme to return empty homes back into use. The Council is committed to continue focusing on helping homeowners return properties back into use and maximise opportunities to use the resource to meet housing need.

Our key actions:

- meet the 2013/14 Service Plan¹² target to return 35 homes that have been empty for 12 months or more back into use
- maximise the use of the GLA's Empty Property to Affordable Rent Scheme to offer grants of up to £13,500 to 15 landlords of empty homes in 2013/13 and 15 in 2014/15 to help and encourage them to bring them back to use. In exchange, the council will use the property to accommodate families in housing need under a property management or lease agreement
- continue to use enforced sales and Compulsory Purchase Order where appropriate to bring residential properties back to use.

Action Plan Summary: Private Sector Housing Sub-strategy				
Priorities	Actions	Time scales		
		13/14	14/15	15/16
Priority 1: Improve our understanding of the local private rented sector	1a. conduct a comprehensive private rented sector research project -changes in private rented sector's size and conditions -impact of welfare reforms including migration patterns -accessibility and affordability			
	1b. create a database consisting of easily comparable overtime, secondary data brought together from different sources and databases that already exist within the council and record relevant information			
	1c. conduct more primary research in the form of surveys and consultations with particular groups of residents			
Priority 2: Continue to improve access to the private rented sector to tackle increasing housing demand	2a. build on the work already underway to promote the Council's role in helping those on low or no earned incomes to access high quality private rented properties in the borough			
	2b. continue to build a network of relationships with local private sector landlords and letting agents through publicity, negotiation and the use of incentives under our range of property management products			
	2c. establish a package of support and engagement with local landlords ranging from training, potential voluntary accreditation, tenant and landlord mediation and other incentives; in exchange, the Council will encourage access to accommodation for local people finding it difficult to find a rented home			
Priority 3: Improve private rental property standards and management practices	3a. pilot a one-year dedicated tenant and landlord advice and mediation service with particular focus on: -intervening before the enforcement stages to prevent potential homelessness -raising awareness and understanding of Welfare Reforms among local landlords			
	3b. develop proposals for a local voluntary Landlord Accreditation Scheme or join a high-profile established scheme, including training, that would be incentivised by			

	the Council offering real, marketable benefits for landlords			
	3c. further enhance the offer to support landlords through a complete package of other information and advice			
	3d. establish the full package of advice, accreditation, training and information and use it as an incentive to make available accommodation for people who have approached the Council in housing need			
Priority 4: Examine the potential of developing new, private rented accommodation	4a. consider in detail the feasibility of building new homes, and alternative supply options, in the borough for the purpose of privately renting them to people in housing need identified by the Council			
	4b. approach private housing developers with the principle and concepts of the new product and consider possible funding models and examine the viability of local authority led schemes			
Priority 5: Help older and vulnerable people to remain safe and independent in their own homes	5a. contribute to the main themes of the Council's Health and Well-being Strategy 2012-14 and specific priority of 'Early help for vulnerable people to live independently for longer' through equity release, specialist financial advice and home improvement works			
	5b. provide initial information and make referrals to the new Home Improvement Fund Equity Release product provided by London Rebuilding Society			
	5c. maximise the use of DABD and Papworth Trust, Age UK and the London Rebuilding Society through PSHT promotion and referrals to provide Financial Capability Coaching Service to help vulnerable Havering residents who are unable to maintain or improve their homes			
	5d. meet ambitious, high-profile housing performance targets set to achieve the aim of helping older and vulnerable people remain in their home including increasing the numbers of Telecare and Mobile Support and the use of Disabled Facilities Grants			
	5e. carry out a research project into the local housing needs, aspirations and financial circumstances of older people in order to determine what tenure, type, size and location of housing would enable them to move to alternative accommodation			
	5f. organise marketing campaigns, design and promote information and update the websites to maximise the awareness of the range of service that are available to older people			
Priority 6: Identify and target poor	6a. complete the Private Sector Stock Condition Survey, PSSCS, by the end of			

conditions and inadequate energy efficiency in the private housing sector	September 2013 and use the recommendations to identify hot-spots of disrepair, with particular focus on properties occupied by older or vulnerable people			
	6b. introduce and promote a package of Self-help for people living in private rented accommodation who are experiencing cold and damp issues including toolkits, a website and fully up-dated information			
	6c. establish additional resources to focus on a programme of identifying licensable Houses in Multiple Occupation, HMOs			
	6d. design and implement a decision making framework for dealing with s.215 enforcement cases involving older and vulnerable people			
	6e. work with landlords to meet higher energy efficiency standards in their properties and signpost to potential funding for delivering improvements			
	6f. maximise access to funding and delivery of energy efficiency installations under the Energy Company Obligation, ECO, and Green Deal to deliver energy efficiency measures in properties			
	6g. set minimum energy efficiency standards for properties leased and/or managed by the Council			
	6h. focus on targeting vulnerable households with high levels of non-decency and poor energy efficiency and seek funding to improve the insulation and heating within these properties			
Priority 7: Bring empty homes in the private sector back into use	7a. meet the 2013/14 Service Plan target to return 35 homes that have been empty for 12 months or more back into use			
	7b. maximise the use of the GLA's Empty Property to Affordable Rent Scheme to offer grants of up to £13,500 to 15 landlords of empty homes in 2013/13 and 15 in 2014/15 to help and encourage them to bring them back to use. In exchange, the council will use the property to accommodate families in housing need under a property management or lease agreement.			
	7c. continue to use enforced sales and Compulsory Purchase Order where appropriate to bring residential properties back into use			

References:

1. *Meeting the Housing Challenge*, Housing Strategy 2009/10 – 2011/12 , available at: <http://www.haverling.gov.uk/Pages/SearchResults.aspx?k=housing%20strategy>
2. According to ONS Neighbourhood Statistics realises of Census 2011 Housing data for Haverling Local Authority, available at: <http://neighbourhood.statistics.gov.uk>
3. According to information provided by Council Tax and Benefits
4. Housing Needs and Demand Assessment (2012), DCA (need to publish online)

5. *Demographic, Diversity and Socioeconomic Profile of Havering's Population*, Key statistics and data, 2013, available online
 6. Spreadsheets containing all the BRE findings are available upon request
 7. Explanation of Decent Home criteria: *A Decent Home: definition and guidance for implementation* (2006), Department for Communities and Local Government, available online
 8. Housing Act 2004
 9. Council's Health and Well-being Strategy 2012-14, available online
 10. The Private Rented Sector Regulations of the Energy Act 2011 states that:
 - o *From April 2016 landlords of residential properties will not be able to unreasonably refuse requests from their tenants for consent to energy efficiency improvements, where financial support is available, such as the Green Deal and/or the Energy Company Obligation (ECO)*
 - o *From April 2018, private rented properties must be brought up to a minimum energy efficiency rating of 'E'. This provision will make it unlawful to rent out a house or business premise that does not reach this minimum standard.*
 11. Where the condition of land is adversely affecting the amenity of the area, the notice may be served under Section 215 of the Town and Country Planning Act 1990 requiring the proper maintenance of land, *Town and Country Planning Act 1990* available at: <http://www.legislation.gov.uk/ukpga/1990/8/contents>
- Homes and Housing Service Plan 2013-14*

Chapter 7- Supported Housing Sub-strategy

Our key priorities:

- Work with Adult Social Care and Children's Services to develop up-to-date evidence based on accurate needs analysis to inform the design and range of future supported housing options
- Establish a Supported Housing Board to further improve the range of supported housing options for all residents
- Promote partnership and working with existing supported housing providers in the borough
- Continue to improve the housing options for people with learning disabilities to promote independent living and help ASC to become more efficient
- Reassess the level of need for extra care housing in the borough and implement a Sheltered Housing Modernisation Programme that reflects up-to-date expectations and demand
- Further develop the supported housing options for Young Persons with a particular focus on those aged between 16 and 17 years old

7.1 Introduction

This is Havering's first dedicated Supported Housing Sub-strategy. It covers our plans to improve the quality and choice of Supported Housing Services ranging from well-established supported housing models such as the Council's sheltered accommodation to proposals for modern support services for young, vulnerable people.

The main purpose of supported housing is to help people maintain independent living when their needs can not be met by ordinary housing. It also offers wider benefits by playing a role in diverting people away from high-dependency and high-cost options.

In recent years, the Council has successfully introduced new Supported Housing Services and developed new accommodation through a partnership approach. However, it has been evident during this period that areas of limited needs analysis have led to occasional mismatches of supply and demand.

The Council is committed to ensure that future Supported Housing Services are developed on the basis of reliable, up-to-date evidence of demand. This will ensure that limited resources are targeted at helping the most vulnerable groups get access to homes to retain their independence and enhance their quality of life.

What is supported housing?

Supported housing is a mix of varying degrees of support services and designated accommodation. In this Sub-strategy, it ranges from accommodation for young people facing homelessness to Extra Care Housing for older people. Some supported housing is provided as transitional accommodation for time-limited period with the aim of enabling future independent living while other forms provide a permanent home with long term support.

7.2 Supported housing: facts and figures

There is clear evidence of growing numbers of vulnerable people and people with disabilities. This information can begin to enable the Council to plan Supported Housing Services. However, this evidence is largely based on either limited national data or one-off 'snap-shots' of needs analysis without ongoing monitoring and often only covers the main vulnerable or disability groups.

The lack of detailed information on an incomplete range of vulnerable groups means that it is the primary focus of this strategy to begin building an extensive evidence base upon which the future design and choice of Supported Housing Services will be developed.

7.2.1 What we do know

Up-to-date findings from the 2011 Census and the 2012 Housing Needs Assessment broadly agree that 20% of households in Havering contain somebody with a disability. This means that around 19 thousand households in the borough are affected in some way and nearly half of these stated that the disabled family member had a support need².

Further analysis suggests that well over half of the disabled household members are over the age of 65 and around a quarter are over 80².

The largest group of people with disability were those with a walking difficulty, nearly 60%

It has been assessed that the number of adults in the borough with moderate or severe disabilities will increase by 7% in the next ten years, with the number of adults with learning disabilities increasing by the same amount.

The proportion of adults with learning disabilities in Havering is gradually rising from 5% in 2009 to 7% in 2011, accounting for nearly 18 thousand people and most notably, 70% of these are over 60 years old.⁴

Adults with learning disabilities in contact with social care in Havering are less likely to be in employment or in stable accommodation than is the

average in London and England (less than 5% are in employment and less than 40% are in settled accommodation)⁵

In addition, it is estimated that around 1412 adults in Havering have an autistic spectrum disorder. This number is expected to increase by around 5% in the next 10 years.

A demand for supported accommodation for vulnerable 16 and 17 years olds is also on the rise. In 2012/13 ASC were responsible for over 50 children between 16 and 18 years old, the highest number in four years. At the beginning of 2012/13 the Council was responsible for over 60 children between 16 and 18 and had a duty to provide them with accommodation.

7.3 Working with Adult Social Care and Children's Services to develop up-to-date evidence based on accurate needs analysis to inform the design and range of future supported housing options

There is a growing need for supported accommodation within the borough that cannot be entirely met by the existing provision.

National statistics and Housing Needs and Demand Assessment provide basic information on growing level of need for supported housing in the borough and the number of units that may be required in the next five years but these are largely based on broad projections. Therefore, a detailed knowledge of the residents' supported housing needs is required in order to encourage private sector providers and Housing Associations to build suitable properties and schemes in the borough.

The importance of this work has been highlighted by the key services involved. Through mutual agreement, the services will collaborate to provide additional resources and will focus on improving a range and quality of information.

How can we start to improve the supply and demand information?

Housing Services and Adult Social Care, ASC, plan to appoint a Housing Liaison Officer to provide a co-ordinated approach to match the need for Supported Housing and the potential supply of Supported Housing

The Council recognises that Supported Housing options can be developed for a wider range of client groups such as victims of domestic abuse, Gypsies and Travellers, offenders, refugees, people suffering from substance/alcohol misuse, HIV/AIDS-positive people and, homeless vulnerable people.

At present, there is no identified need for supported housing provision for these groups but as we have already highlighted, this could link to the lack of data and monitoring. However, the Council will begin to capture the needs of different vulnerable groups and will intervene if it becomes

apparent that there is an increased demand for specialist housing to be provided to support any additional client groups

Our key actions:

- work in partnership with Adult Social Care to appoint a Housing Liaison Officer
- provide advice and guidance to ASC Commissioning Teams on the level of detail and information that will be needed by the Housing Service from ASC in order to encourage more developments
- develop contacts with people responsible for identifying accommodation need in a wider range of client groups including those working with drug and/or alcohol users, domestic violence victims, those with mental health issues
- gather data regarding current provision of supported housing for a wider range of client groups and measure actual/predicted housing need of those groups within the borough.

7.4 Establishing a Supported Housing Board to further improve the range of supported housing options for all residents

The creation of the Health & Well Being Board and the Health and Social Care Act means that the Council now has a unique opportunity to influence the commissioning of new services and initiatives based on local need.

At present, there is a range of support providers operating in the borough for many different client groups but little formal provision for information sharing between the Housing Service and these groups. Therefore, it is important to provide a formal setting for discussing the evidence and future provision of supported housing and create a unified approach for issues that affect multiple Council services.

The board will also enable the Council to consult with service users of supported housing to better determine the level of need and type of supported provision required by local residents.

We will also engage with the Health & Well Being Board to promote the benefits of independent living.

Our key actions:

- create a Supported Housing Board with representatives from all the existing support providers in the borough, the Public Health Team, Adult Social Services, Community Mental Health Team and other relevant charities and agencies to provide a formal setting for discussing the need and provision of supported housing and create a unified One Council approach for issues that affect multiple Council departments
- consult with service users of supported housing to further determine the level of need and type of provision required by local residents

and help build the evidence base for new services outlined in section 7.3

- engage with the Health & Well Being Board to promote the benefits of supported living

7.5 Promoting partnership and working with existing supported housing providers in the borough

There is not just a lack of Supported Housing data in the borough to plan new provision, there is also a pressing need to improve the understanding and awareness of existing Supported Housing Services.

There are many supported housing schemes in Havering operated by different housing associations and organisations. However, limited information is available to housing professionals or residents on the services offered or referral methods.

Improved awareness and information sharing across the public, private and voluntary sector would offer significant benefits to people who need Supported Housing and it would ensure that suitable accommodation can be identified.

Our key actions:

- promote the existing supported schemes and referral routes for all professionals by producing a directory of services
- review all existing nominations agreements with supported housing schemes to ensure that the Council is fully engaged with the schemes.

7.6 Improving housing options for people with learning disabilities

Many people with learning disabilities face housing difficulties. Basic needs analysis using practitioner casework estimates that around 280 people with learning disabilities have a need for accommodation at any one time.

Of the adults with learning disabilities who have been assessed by social services in Havering, a smaller proportion is in settled accommodation than the London and England averages. More than a half of people with learning difficulties, who have been in touch with social services, stay in non-settled accommodation, including hospitals, sleeping rough, being a temporary guest with family/friends and emergency hostel accommodation⁶.

The Council's ongoing commitment to be more financially efficient means that Housing Services are supporting ASC to identify looking for viable alternatives to historically used costly options.

Helping people move into Supported Housing schemes rather than high-dependency, high-cost options such a residential care, can save between £500 and £1000 on care costs per week per person.

Supported housing also offers improved health & well-being through integration into the community as residents are less likely to become institutionalised.

Adult Social Care, ASC, reports increasing numbers of people with Learning Disabilities, particularly those with Autism, who will need supported housing. The number of people with moderate/severe LD living with a parent is to increase by 5% by 2016. In addition, recent data provided by ASC reports 22 cases of people with autism, ADHD and neurological disorder in need of accommodation.

The Housing service is already successfully working in partnership with ASC to provide supported housing options tailored to the needs with people with Autism.

Joint-working to provide suitable housing for people with Autism

Based on detailed data the Council has successfully bid for GLA funding to develop a Council built supported housing scheme

Private Housing Solutions Team currently provide Intensive Housing Management in two supported housing schemes

The PHST also sources and manages suitable accommodation from the private rented sector

Our key actions

- develop GLA funded new Council-built supported living scheme specifically for those with Autism
- manage and expand the existing scheme of procuring properties in the private rented sector for LD clients to live in the community with a support package
- work with ASC to identify alternative ways in which the Council's Private Housing Solutions Team can be utilised to provide intensive housing support for those with Learning Disabilities or de-commissioned care homes.

7.7 Reassessing the level of need for Extra Care Housing in the borough and implementing a Sheltered Housing Modernisation Programme that reflects up-to-date expectations and demand

Havering still has the highest proportion of older people of any London Council and the significant majority of vulnerable people in the borough with a supported housing need are elderly.

The rising pressures on the Councils to provide suitable housing options for older people means that a specific Older Persons Housing Sub-strategy has been developed to set out how we will address the issues.

Key priorities in the Older Persons Housing Sub-strategy (Chapter 5) acknowledge that:

- it is a priority for the Council to ensure that the future development of Extra Care Housing is based on up-to-date, accurate needs analysis that reflects informed aspirations of older people living in the borough.
- it is the aim of the Council to modernise complexes with shared facilities and provide a stock of Sheltered Housing that meets the needs and aspirations of older people in Havering

Our key actions:

- make direct links to Chapter 5 – Older Person Housing Sub-strategy, in particular:
- Section 5.6 – reassess the level of need for Extra Care housing in the borough.
- Section 5.7 - implement a Sheltered Housing Modernisation programme that reflects expectations and demand

7.8 Developing supported housing options for Young Persons with a particular focus on those aged between 16 and 17 years old

The Council have high numbers of looked after children between the ages of 16 and 18 for whom they have a responsibility to find suitable accommodation. Over the past two years they have represented around a third of placement moves amongst looked after children.

The Government's Welfare Reforms have significantly limited the supply of accommodation for young people with changes to the housing benefits entitlements to people any single under 35 years old and the pressures places on smaller social housing as a result of the of the new under-occupation rules.

Therefore, we will work with Children's Services to research the viability of developing a new supported living schemes to accommodate young people between 16 and 18 who the Council has a responsibility to accommodate and look at all potential sources of move-on options..

Case study:

Heather Court – a supported scheme for 16-25 year olds – is already reporting a significant increase in the length of time that residents have to wait before finding suitable move-on accommodation

Our key actions:

- work with Children's Services to investigate the need and viability of developing a new supported living scheme to accommodate looked after young persons
- provide briefings to all supported living providers on the potential impact of the Welfare Reforms
- investigate all possible sources of move-on accommodation for young persons in supported accommodation

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Action Plan Summary: Supported Housing Sub-Strategy				
Priorities	Actions	Time scales:		
		13/14	14/15	15/16
Key Priority 1: Work with Adult Social Care and Children Services to develop up-to-date evidence based on accurate needs database to inform the design and range of future supported housing	1a. work in partnership with Adult Social Care to appoint a Housing Liaison Officer			
	1b. provide advice and guidance to ASC Commissioning Teams on the level of detail and what information will be needed by the Housing Service from ASC in order to encourage more developments.			
	1c. develop contacts with people responsible for identifying accommodation need in a range of client groups e.g. those working with drug and/or alcohol users, domestic violence victims, those with mental health issues			
	1d. gather data regarding current provision of supported housing for a range of client groups and measure actual/predicted housing need of those groups within a borough			
Key Priority 2: Establish a Supported Housing Board to further improve the range of supported housing options for all residents.	2a. create a Supported Housing Board with representatives from all the existing support providers in the borough, the Public Health Team, Adult Social Services, Community Mental Health Team and other relevant charities and agencies to provide a formal setting for discussing the need and provision of supported housing and create a unified One Council approach for issues that affect multiple Council departments			
	2b. consult with service users of supported housing to further determine the level of need and type of provision required by local residents and help build the evidence base for new services in key priority 1			
	2c. engage with the Health & Well Being Board to promote the benefits of supported living			
Key Priority 3: Promote partnership and working with existing supported housing providers in the borough	3a. promote the existing supported schemes and referral routes for all professionals by producing a directory of services			
	3b. review all existing nominations agreements with supported housing schemes to ensure that the Council is fully engaged with the schemes			
Key Priority 4: Continue to improve the	4a. develop GLA funded new Council-built supported living scheme specifically for those			

housing options for people with learning disabilities to promote independent living	with Autism			
	4b. manage and expand the existing scheme of procuring properties in the private rented sector for LD clients to live in the community with a support package			
	4c. work with ASC to identify alternative ways in which the Council's Private Housing Solutions Team can be utilised to provide intensive housing support for those with Learning Disabilities or de-commissioned care homes.			
Key Priority 5: Reassess the level of need for extra care housing in the borough and implement a Sheltered Housing Modernisation Programme that reflects up-to-date expectations and demand	5a. make direct links to Chapter 5 – Older Person Housing Sub-strategy, in particular: -Section 5.6 – reassess the level of need for Extra Care housing in the borough. -Section 5.7 - implement a Sheltered Housing Modernisation programme that reflects expectations and demand			
Key Priority 6: Further develop the supported housing options for Young Persons with a particular focus on those aged between 16 and 17 years old	5a. work with Children's Services to investigate the need and viability of developing a new supported living scheme to accommodate looked after young persons.			
	5b. provide briefings to all supported living providers on the potential impact of the Welfare Reforms and assist them to monitor the impact of the reforms on			
	5c. investigate all possible sources of move-on accommodation for young persons in supported accommodation and affected by the Welfare Reforms, be this Council housing or shared accommodation in the private sector			

References:

1. Neighbourhood Statistics, ONS, Long-Term Health Problem or Disability, 2011 (QS303EW) available at: <http://neighbourhood.statistics.gov.uk>
2. London Borough of Havering: *Housing Needs and Demand Assessment*, 2012, DCA
3. Chapter 8: *Disabilities, Mental Health and Learning Difficulties*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.htm>
4. . Chapter 10: *Supporting Vulnerable Adults and Older People*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.htm>
5. Chapter 8: *Disabilities, Mental Health and Learning Difficulties*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.htm>
6. Chapter 8: *Disabilities, Mental Health and Learning Difficulties*, Havering JSNA 2011/12, available at: <http://www.haveringdata.net/research/jsna.htm>
7. Autistic spectrum disorder, PANSI, available at: <http://www.pansi.org.uk>
8. Data provided by London Borough of Havering Adult Social Care

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