



City of Westminster

Housing, Finance and Customer Services Policy and Scrutiny Committee

Date:	9 th March 2015
Classification:	General Release
Title:	Supply and Allocation of Social Housing 2015/16
Report of:	Executive Director for Growth, Planning and Housing
Cabinet Member Portfolio	Cabinet Member for Housing, Regeneration, Business and Economic Development
Wards Involved:	All
Policy Context:	To promote the quality of life for Westminster citizens by working with all our partners to improve the housing experience of our residents and the safety and social care of vulnerable people and their families
Report Author and Contact Details:	Gregory Roberts grobert2@westminster.gov.uk 020 7641 2834

1. Executive Summary

The purpose of this report is to update the Committee on the issues that will influence the allocation of social housing in 2015/16.

Part A: Affordable Housing Supply and allocation projections

This section sets out the level of available affordable housing in 2014/15 and how this is being allocated and the projections for new supply in 2015/16. Key points are:

- Social Housing allocations for the first 10 months of 2014/15 show high levels of homeless rehousing reflecting the demand from this group
- Total social housing lettings for 2014/15 (including tenants' transfers) are estimated to be c. 753 which is the same level as 2013/14 but are projected to increase in 2015/16 to c. 791, reflective of increased supply from registered providers and fewer regeneration area decant transfers.

Part B: Projections for demand for housing from homeless households in 2015

This section sets out the issues that will influence the numbers of households in Temporary Accommodation (TA). In summary Key points are:

- The principal factor that is driving the high levels of homelessness continues to be the availability of private sector housing for households on benefits. Homeless acceptances are forecast to be just under 600 in 2014/15 a reduction of over 200 from 2012.
- A co-located service involving officers from Job Centre plus, Benefit Services and housing officers continues to respond to households in housing need as a result of the Benefit cap by supporting households into employment, assisting with finding alternative private sector accommodation, supporting claims for Discretionary Housing Payments and providing financial advice
- As a result total homeless acceptances during 2015/16 are forecast to continue to reduce during the year to c. 550 and the total requirement for TA will remain between 2300 – 2500 during the year

Part C: Update on the delivery of the Temporary Accommodation Commissioning Strategy

The June 2013 TA Commissioning Strategy has succeeded in ending the use of B&B accommodation for families over 6 weeks, reduced unit costs, increased supply and made best use of Council resources. However challenges of sourcing sufficient private sector accommodation suitable and affordable for households in housing need continue.

Part D: Provision of housing for vulnerable groups

A range of services are commissioned to support the delivery of Council priorities for housing vulnerable people. This section provides a brief update on work in these areas

Key Matters for the Committee's Consideration

How can the demands for social housing in Westminster from different groups best be managed during this period of high demand?

Does the allocation of social housing appropriately balance the various demand for housing in Westminster?

What are the key messages we need to communicate to residents about the current housing pressures?

Is the support for vulnerable households in housing need appropriate?

Part A: Affordable Housing Supply and Allocation Projections

2. Housing Supply and Allocation in 2014/15

2.1 Allocation of Social Housing 2014/15

2.2 All social housing is let according to the authority's Housing Allocation scheme. The following table sets out allocations in the year to date. At the end of January 2015 the total number of lettings was 660. The table below sets out the allocations in the year to date and reflects high levels of homelessness:

2014/15 Social Housing Allocation	
Decants/Major Works including Returning Decants	68
Cash Incentives Scheme	38
Accommodation for the elderly	63
Tenant transfers including overcrowded households	98
Homeless	313
Applicants with Category A medical priority	15
Specialist quotas: Learning Disability, Adult Services, hostels	5
Children Act Rehousing	9
Second Succession	24
Staff Rehousings	1
Reciprocal nominations	3
Mental health move-on quota	12
Pan London moves	8
Private sector and RP overcrowded	3
Total	660
Forecast for full year	753

The above figures represent 10 months of the full year and the forecast is that the lettings profile for the full year will reflect the above allocation

2.3 2015/16 Supply Projections

2.3.1 Initial projections for the supply of new lettings of affordable rented accommodation for 2015/16 is c. 791 an increase of c. 38 against the total number of lettings forecast for 2014/15. This comprises the sum of casual voids from City West Homes, Registered Provider (RP) relets, RP first lets and tenant transfers and can be broken down as follows:

Supply - 2015/16	Studio	1	2	3	4+	Total
CWH Casual voids	91	182	74	58	5	410
Return from rehab	0	0	3	4	1	8
RP First Let Nominations - Affordable Rent	0	2	36	23	4	65
RP First Let Nominations - Social Rent	0	2	2	9	0	13
RP Relet Nominations - Affordable Rent	19	19	25	2	0	65
RP Relet Nominations - Social Rent	65	43	35	7	3	153
Additional supply for regeneration decants	0	0	5	5	0	10
Total Net Voids	175	248	180	108	13	724
WCC Transfers	29	50	22	10	6	117
Decants for major works (non-regeneration)	-4	-6	-2	-1	0	-13
Decants for major works (regeneration)	-3	-8	-21	-5	0	-37
Total	197	284	179	112	19	791

2.3.2 The number of new affordable homes currently projected to be delivered by RP's or directly by the Council during the period 2015/16 and 2016/17 is 479 units. This includes 78 new affordable homes to be delivered by RP's during 2015/16 and 121 in 2016/17, 260 Intermediate Rent /shared ownership properties to be completed over the next two years and a further 20 spot acquisitions to assist with the housing renewal decanting.

2.3.3 These projections are based upon affordable housing developments that are currently under construction or have secured planning permission and are due to commence building works shortly. Significant schemes making up these supply projections during 2015/16 and 2016/17 include: Middlesex Hospital (54 units), Cleland House (67 units), Trenchard House (65 units), Alexandra Buildings (63 units), Elgin Estate (36 units), Ladbrooke Grove (22 units), Rathbone Place (20 units), Mortimer Street /Great Portland Street (18) and Chiltern Street (16 units).

2.3.4 Additional pipelines of new housing developments exist that have the capacity to deliver c. 1,700 additional affordable homes over a 5 year period starting from April 2017. This additional affordable housing supply will come from a mixture of sources including the Council's Housing Renewal areas and Section 106 development sites.

2.3.5 Social Housing Relet supply from City West Homes and Registered Providers

Relet supply from City West Homes stock for 2015/16 is estimated to be 410. An anticipated 218 relets from existing registered provider social housing stock is anticipated to be provided to the City Council during 2015/16. This projection is based on the average level of relets received by the City Council over the previous three years. It is also projected that 22% of total RP relets provided to the City Council will be for affordable rent with the remainder provided as social rent.

Part B: Projections for demand for Temporary Accommodation from 2015

3. Background Information

3.1 The Housing Options Service (HOS) provides the Council's statutory housing assessment and advice function. Local authorities have a statutory duty to provide housing under homelessness legislation, where the applicant's immigration status entitles them and they are:

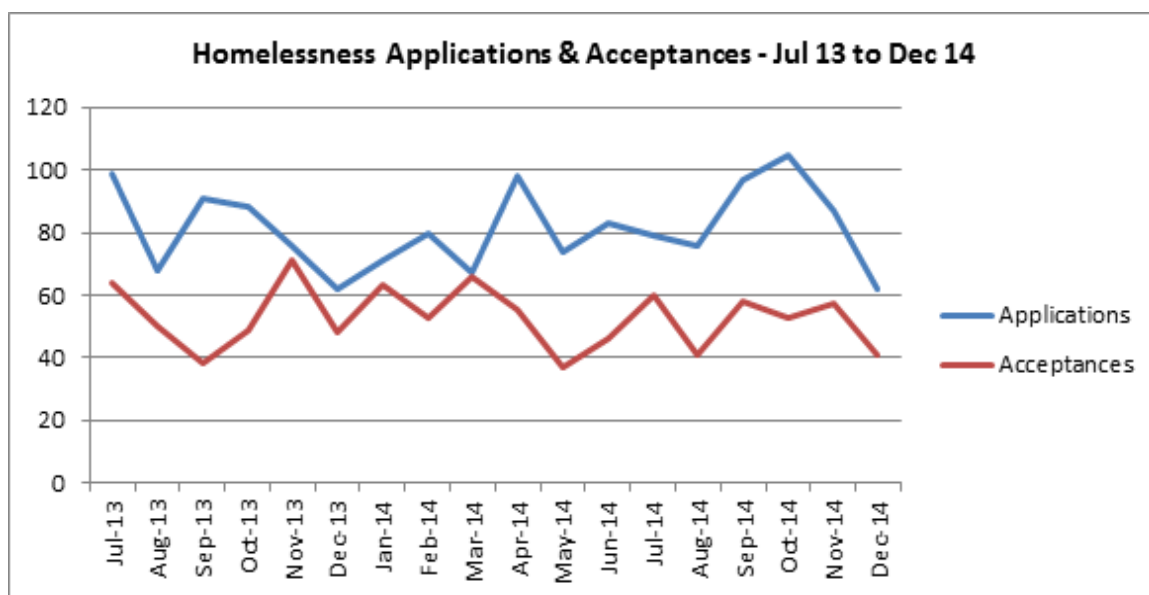
- Homeless with no alternative accommodation that is reasonable to occupy
- In priority need
- Has a local connection (or no local connection elsewhere.)

When the supply of suitable affordable accommodation is not available, the Council is required to procure Temporary Accommodation (TA) to provide housing until social housing is available.

3.2 The following table summarises the numbers of homeless applications and acceptances over the last five years and a more detailed monthly summary over the past 18 months

Demand Profile	31.3.10	31.3.11	31.3.12	31.3.13	31.3.14	Forecast To 31.3.15
Homelessness Applications (p.a.)	1125	1170	1445	1338	1002	1015
Homelessness Acceptances (p.a.)	378	430	539	813	705	597

3.3 The monthly homelessness and welfare reform updates circulated to Members highlight that whilst there are short-term fluctuations, homeless acceptances continue to be more than 70% higher than in 2010. There is little difference in the 3 and 12 month average for homeless applications (85 and 82) and acceptances (50 and 52) indicating that there has been no significant reduction in demand for housing over the past 12 months:



3.4 Private Sector Local Housing Allowance Claims

The number of households claiming Local Housing Allowance (LHA) in the private sector has reduced since the introduction of the original LHA caps in 2011 (see table below.) However the effects of the caps are still being felt and loss of private rented sector tenancies remains the primary driver of housing need in the borough increasing TA demand.

Bedsize	Claim numbers before 2011 Cap	Current total claim numbers	Reduction
1 Bed	3099	1933	1166 (38%)
2 Bed	1743	1036	707(41%)
3 Bed	766	405	361 (47%)
4 Bed	304	170	134 (44%)
TOTAL	5912	3544	2368 (40%)

In addition, in 2011 there were 761 Shared Room claims and there are now 585. It should be noted that the above figures will also include new LHA claimants since 2011.

3.5 A system has been set up to respond directly to those households in TA whose claims are capped and households in the private sector who made a DHP application, involving a co-located team including Job Centre plus, Housing Options and Benefit Services officers. All households in TA affected are contacted initially by the Council, a review of each case is completed and interviews are arranged with each household to agree the best way forward in the short and medium terms. Over 700 interviews have been held with households affected by the Benefit Cap in TA agreeing 630 action plans, almost 500 applications for DHP and almost 100 households have moved into employment.

Homeless Prevention and Forecasts

- 3.7 Homeless prevention remains the central focus of work with households in housing need, whether challenging illegal evictions, debt advice, supporting families to remain together and assisting with moves into the private rented sector. In the past 12 months 257 private sector prevention placements have been completed, 112 into properties in Westminster, 128 into other London boroughs and 17 outside of London. 86 moves into the private sector have been of accepted households living in Temporary Accommodation. At the same time sourcing private sector properties to discharge housing duty continues to be very challenging and 2 contractors are currently attempting to identify potential sources of properties.
- 3.8 Most applicants currently wait 7-10 years for a social housing tenancy and we now intend to start identifying more households for whom the private rented sector would be suitable and start making offers to them to bring our duty to an end. It is also anticipated that as a result more households threatened with homelessness will be more open to accepting help to find a psr to prevent homelessness. To strengthen this message to applicants and to give Housing Options time to assess whether applicants will be able to manage in the psr and to find them a suitable property it is proposed to stop homeless households being able to bid for social housing for 12 months after the date that we accept a duty.
- 3.9 Given the pressures on homeless acceptances during 2014/15 and forecast for 2015/16 and the continued pressures in securing properties for Temporary Accommodation and the uncertainty around the funding regime the percentage of total rehosings made available to homeless households (currently over 60%) are to be retained, in particular for larger units.
- 3.10 The principal factor that is driving the high levels of homelessness continues to be the availability of private sector housing for households on benefits. As set out above homeless acceptances are forecast to be just under 600 in 2014/15 a reduction of over 200 from 2012 and this trend is expected to continue. As a result total homeless acceptances during 2015/16 are forecast to continue to reduce during the year to c. 550 and the total requirement for TA will remain between 2300 – 2500 during the year

Part C: Update on the delivery of the Temporary Accommodation Commissioning Strategy

4.1 The central assumptions within the strategy that a TA portfolio of at least 2000 units will be required until 2020 and that increasing the supply of units through the traditional model of leasing from the private sector at the government set TA subsidy rates would not meet this requirement are still valid. This is supported by the recent budget reports that highlighted the impact of high rental costs within the private sector. Taking each of the strategy areas:

- **End the use of bed and breakfast accommodation over 6 weeks for families**

This has been achieved, as few families are placed in B&B now and these are for short periods of time. Maintaining this remains a very high priority (at a time when other London authorities are reporting increased use of B&B including for families for more than 6 weeks)

- **Reduce unit costs**

Costs have reduced significantly since June 2013 with total numbers remaining at more than 2300. However the rate of cost reduction has slowed during 2014/15, reflecting the continuing high costs of the private rented sector and the challenges in finding affordable private sector housing.

- **Increase supply**

c. 300 new self-contained properties have been sourced since June 2013; this has largely been within the nightly booked sector which is now c. 430 properties; c. 150 new long-term leased properties have been secured but c. 90 leased properties have been returned to landlords as leases have ended and the landlord has not renewed these

- **Deliver new ways of sourcing accommodation, making best use of the Council's resources**

The Council has made use of its own properties that are temporarily vacant through the regeneration programme and currently has c. 85 units. Whilst clearly not a long-term solution this has provided a source of in-borough accommodation.

The Council has entered into a programme of purchasing properties for use as TA. In addition to the 25 units purchased through Westminster Community Homes in Grays, Essex, the Council has made offers on 160 properties for purchase and this has led to completions on 36 and these are being refurbished for letting. The aim is to have agreed the purchase of 60 units by end of March 2015 and 150 by September 2015.

- 4.2 The above strategy will continue to deliver a reduction in unit costs of TA and ensure properties are affordable to households on benefits. At the same time the strength of the private market means that it is extremely challenging to maintain the existing properties when alternative markets are available and identify for purchase properties which are economic to purchase and rent to households on benefits.
- 4.3 A London Councils initiative to cap costs of nightly booked properties has started in the autumn 2014. All suppliers have been informed of the pan-London costs that authorities will pay and whilst extremely challenging to deliver, London Councils hope that this will reduce costs. It is still early in the initiative to draw definite conclusions and whilst this may have the effect of driving down some costs it remains the case that there are insufficient properties available at the capped rates to meet demand.
- 4.3 To deliver a TA portfolio that meets budget targets is dependent upon a central government set funding regime both for TA subsidy and to purchase properties directly that allows such activity to be economic. Announcements regarding the future of TA subsidy are expected during 2015 (in light of the introduction of Universal Credit.)
- 4.4 Current TA levels are c. 2350 and are expected to continue at between 2300 – 2500 during the year, depending on flows of homeless households. This represents an increase of a third since 2012. Before the increase 75% of TA was located in-borough with the remainder in East London. Since the increase whilst the in-borough stock has largely been retained, TA properties are now located in over half of London boroughs with c. 100 properties outside London, principally in Essex.
- 4.5 Legally TA is to be suitable (in terms of size and location) and affordable, with the majority of households in receipt of benefits, and where accommodation is required to be in-borough this is very challenging to deliver and/ or can only be provided above subsidy levels.

Part D: Provision of housing for vulnerable groups

A variety of services are commissioned to respond to rough sleeping, to support in particular the delivery of Council priorities to increase the numbers of people with learning disabilities and mental health problems living in settled accommodation and respond to incidents of domestic violence

5.1 The Westminster Learning Disability Housing and Support Plan 2012/15

5.1.1 The Joint Strategic Needs Assessment 'Transition from Children's to Adults' Services for Young People aged 14 to 25 in Westminster' (March 2011) anticipated that up to 155 young people will make the transition to Adult Services over the following five financial years. The majority of these are likely to transition to Westminster Learning Disability Partnership, although some may transition to the Adults Physical Disabilities Team. Young people with disabilities and complex health problems, including mental health problems, are a diverse group with varying needs and levels of need, including educational, health and social needs. As a consequence, individuals are supported by a wide range of services. The population covered includes individuals with a wide range of conditions and disabilities, including:

- A learning disability
- Physical disability
- Complex, long term health conditions such as neurological condition
- Sensory impairment, including hearing impairment, visual impairment dual sensory loss
- Autistic spectrum disorder
- Severe and enduring mental health problems

5.1.2 The total population predicted to have a learning disability in Westminster in 2015 is 5,863. The largest numbers of people with a learning disability according to these predictions is in the age groups 25 years to 64 years. (Of the above numbers not all will have critical or substantial need)

5.1.3 The Learning Disability Partnership in Westminster has been successful in meeting its savings targets and continues to provide a high quality service to those who meet the criteria. This has been achieved by working closely with providers in a deregistration programme of the in borough services and development of more provision and upgrading of provision for people with learning disabilities.

This has been achieved through initiatives such as:

- The reconfiguration of Portnal Rd into five units of high needs supported accommodation for people with autism who had previously been placed out

of borough in registered care home. This was achieved by utilising Campus Capital Grant funding.

- Reduction in the SP contract to make savings of £60K and directing the funding where it is needed most
- A capital investment programme from ASC of £565K to upgrade three supported living schemes to make fit for purpose for people with complex needs
- Development of the Harris Centre (using ASC capital investment) to provide five units of extra care housing for older people and people with a learning disability and dementia over 55yrs.
- Campus Grant Funding has also been utilised to enable swift discharge from NHS resources to up grade supported housing provision to meet the needs of their physical disabilities.

5.1.4 Further developments are in train to develop a specialist autism unit which provide additional high needs housing and support and increased provision to meet the needs of people with a learning disability and physical disability
A bid to DOH has been successful to provide a tri-borough shared ownership scheme (£900K) which will provide further housing options for people who are currently placed in Assessment and Treatment centres and who are being monitored by the Winterbourne View Concordant reporting system

5.2 Housing Allocation and Domestic Violence

5.2.1 Domestic Violence (DV) remains a major focus for the department. Housing has continued to sit on both the Violence Against Women and Girls (VAWG) strategic group, and operational group, to ensure that its departmental objectives fit with the strategic and operational response to DV borough-wide. In 2015/2016 there will be significant changes to the governance structure as a result of the Tri Borough commissioning of VAWG services, meaning single borough meetings will cease and will be replaced with Tri Borough operational and strategic groups.

5.2.2 The Housing DV lead is Co-Chair of the Westminster Domestic Violence Forum (WDVF) and continues to support the development of both the Phoenix group for DV survivors and the Butterfly Group, a peer mentoring programme for those who have/ are experiencing domestic violence, which is coordinated by the refuge provider Hestia.

5.2.3 Housing has worked closely with the Tri Borough VAWG commissioning group to develop the design of the new Tri Borough service and strategy that will be in operation from 2015-2018. Housing will also be part of the Evaluation Panel which appoints the Integrated Support Service provider.

5.2.4 The department fully supports the operational work and development of the Multi Agency Risk Assessment Conference (MARAC) and continues to act as an

example of good practice to other MARACs in respect of their housing input. The housing lead was a contributor to the recent MARAC self- assessment process which gave MARAC agencies the opportunity to examine the performance of the MARAC and suggest ways in which it could improve.

- 5.2.5 Westminster's weekly Domestic Abuse drop in surgery held at Bayswater Children's Centre has now been running for two years. A trained officer from HOS who specialises in Domestic Violence attends the surgery in person once a fortnight and provides telephone support the rest of the time.
- 5.2.6 The effectiveness of the response to domestic violence issues at HOS continues to be monitored through an annual mystery shopping exercise of the call centre. The housing lead now represents Westminster on the Tri Borough Housing Operational Group, which monitors the housing sector's response to domestic violence. Within this, the Tri Borough leads have commenced a face-to-face mystery shopping exercise, to measure responses to both housing issues and domestic violence. The Westminster lead is also working with HOS to assess their response against a set of Service Standards formulated by Standing Together against Domestic Violence (STADV).
- 5.2.7 Westminster Housing continues to be part of the North London Reciprocal agreement for DV victims who need urgent re-housing. The reciprocal agreement was re-launched in November 2013 to ensure that staff and support agencies across the six boroughs (Enfield, Barnet, Haringey, Islington, Camden and Westminster) are aware that this is an option for secure tenants who cannot be moved via management transfer in their own borough.
- 5.2.8 The Quality Assurance (QAF) of the refuge contract was completed during Spring 2014. A contract extension has been requested with the current provider, which will take the contract end date to March 2016. The extension provides the opportunity to explore Tri Borough refuge provision, which would provide contract management savings that can be used to maintain current levels of provision. In January 2015 a bid was submitted to DCLG for £100,000 of money aimed at strengthening accommodation based specialist domestic abuse provision.

5.3 Mental Health and Housing

- 5.3.1 In Westminster we have developed a wide variety of housing related support services for people who experience severe and enduring mental health issues. There are 372 units of supported housing, ranging from high support 24 hour schemes to semi-independent units with visiting support. The schemes are managed by 10 housing providers. In addition there are over 550 units of floating support for people living in their own independent accommodation who require support to prevent the loss of tenancy.

- 5.3.2 The range of supported housing services has been expanded since the beginning of the Supporting People programme by opening six new mental health schemes and redeveloping a rough sleepers scheme to work with people with low level mental health problems. A new 24 hour high support service to cater for people recovering from severe and enduring mental illness opened in 2012 and is operating effectively in providing additional cost effective options to out of borough residential care. A women only 24/7 high supported commissioned service is currently going through extensive reconfiguration to include self contained units. Referrals into these units will be for those clients who are highly functioning but with complex needs who ordinarily would be placed in a more specialist scheme out of the borough. Additional clinical support will be offered by the relevant MH team.
- 5.3.3 Westminster Supported Housing is jointly commissioned by Housing, Adult Services and NHS Westminster. Anyone accommodated within the supported housing provision should be allocated to a Central and North West London (CNWL) Mental Health Trust team and be on the Care Programme Approach (CPA). Individuals are supported to move from supported housing into independent living along a pathway of care and support as a joint process with the housing provider and the allocated MH team care coordinator. It should be based on assessment of need and regular placement reviews by the allocated MH team.
- 5.3.4 The Kensington and Westminster Placement Review panel is used as the basis for sharing information across the joint commissioners about those clients that potentially may require a placement move back to the borough into MH supported accommodation. This forum ensures that any financial savings implicated in accommodation costs are monitored and recorded for the respective commissioners of the services
- 5.3.5 Access to the range of supported housing provision is via the Single Access referral Panel [SARP] The SARP has a multi disciplinary membership including housing providers; the Housing option service; floating support; ward managers; senior practitioners from the MH team including an Occupational Therapist and the Commissioner for MH accommodation. The SARP works to prevent homelessness and where possible avoids using out of borough expensive placements. This is achieved by ensuring that there is a steady flow of people through all of our in borough supported accommodation. Referrals are received for clients already living in supported who require a step down to less supported, occasionally a like for like move; directly from the wards; from out of borough projects, tenancy breakdowns and family homes. It is essential that all clients who access MH supported housing have housing related support needs that cannot ordinarily be managed in the community.

5.3.6 The SARP also agrees the Move On Quota applications which agrees access to independent accommodation for those service users currently in supported accommodation. MH services receive an annual quota of independent housing units from the City Council for people with mental health problems living in supported housing who are able to live independently. Readiness for independent accommodation is assessed robustly by care coordinators and housing providers and then again by the SARP that accepts or rejects MSHS quota applications. The panel only accepts applications for people where there is clear evidence about the service user's readiness for independent living. Once accepted onto the quota the SARP liaises closely with the Housing Options Service who have the capacity to restrict and delay bidding where it is felt that a situation has changed and people can be removed from the quota when necessary. Once people have moved there are a range of community support services available including floating support services that are able to support the person through the move, to settling in and establishing themselves in the community and other support provisions including flexi care, befriending and day services. In addition there have been several referrals from supported housing placements through the panel onto the single homeless housing pathway, into independent accommodation

5.3.7 Quarterly training on housing issues for the MH teams and the housing provider is provided by Westminster. The training programme incorporates all aspects of housing and access via the relevant housing pathway including the Move On Quota, the Single Persons Homeless Pathway as well as the SARP processes into supported housing,

5.3.8 Monthly housing surgeries are held in all of the Mental Health teams facilitated by the SARP coordinator, a senior practitioner in the JAS team and the Commissioner for MH Accommodation. The surgeries reinforce the information shared at the housing training and for mental health practitioners specifically to discuss service users' housing needs and to pre-empt future placements that may be required within the Supported Housing services.

5.4 Supported Housing for Young People

5.4.1 138 units of supported and hostel accommodation are commissioned, managed by 4 different organisations for young people up to the age of 25. Services prioritise looked after children, care leavers, young parents and young people at risk of homelessness, and that services respond effectively to meet the needs of this client group improving life chances and opportunity.

5.4.2 The Young Persons Supported Housing Pathway has been remodelled following a review reducing the provision where it has been under-utilised and expanding provision to meet need. Whilst these changes have been implemented the number of planned moves through the pathway remains above the target of 75%

averaging at 91% and the number of Children Services placements continue to increase annually.

- 5.4.3 A Best Practice Guide has been developed to promote best practice across supported housing providers and to be used as a tool by statutory agencies to achieve better outcomes for young people. The document has been updated and now includes a set of standards for supported housing providers for each stage within the housing pathway.
- 5.4.4 An Information Fact Sheet was developed in partnership with the Westminster Learning Disability Partnership to support workers to recognise adult service users who may have a learning disability and therefore might benefit from either reasonable adjustment to their support or from specialist assessment and advice from the WLDP. The fact sheet has been widely circulated to statutory agencies.
- 5.4.5 Housing briefings were held for Children Services staff to provide details on the wider housing supply and demand issues and the revised Young Persons Supported Pathway.
- 5.4.6 **Safeguarding**

There is a responsibility on contracted service providers to demonstrate their commitment to safeguarding and promoting the welfare of vulnerable adults and children. All housing related support services are required to evidence through policy and procedures and front line service delivery. There has been a significant amount of activity across the sector particularly in light of the new Care Act being introduced this has included:-

- All services have been assessed as achieving a 'Good or Excellent' score against the self-assessment tool used to monitor standards and continuous improvement for housing related support services
- Healthy relationships sessions which includes sexual exploitation have been held within services to promote awareness and literature have been updated
- Hostel representatives have begun the Adult Safeguarding Train the Trainer program which is being rolled out
- A briefing was held for housing related support staff on Safeguarding and the Care Act
- A focus group was held with young people (including care leavers) across hostels and supported housing to discuss the experiences on safeguarding matters in particular sexual exploitation. The responses highlighted young people's understanding of the issues; knowledge on how to keep safe and report concerns and the feedback is being fed into a wider reported drafted on SE by Cllr Rowley.

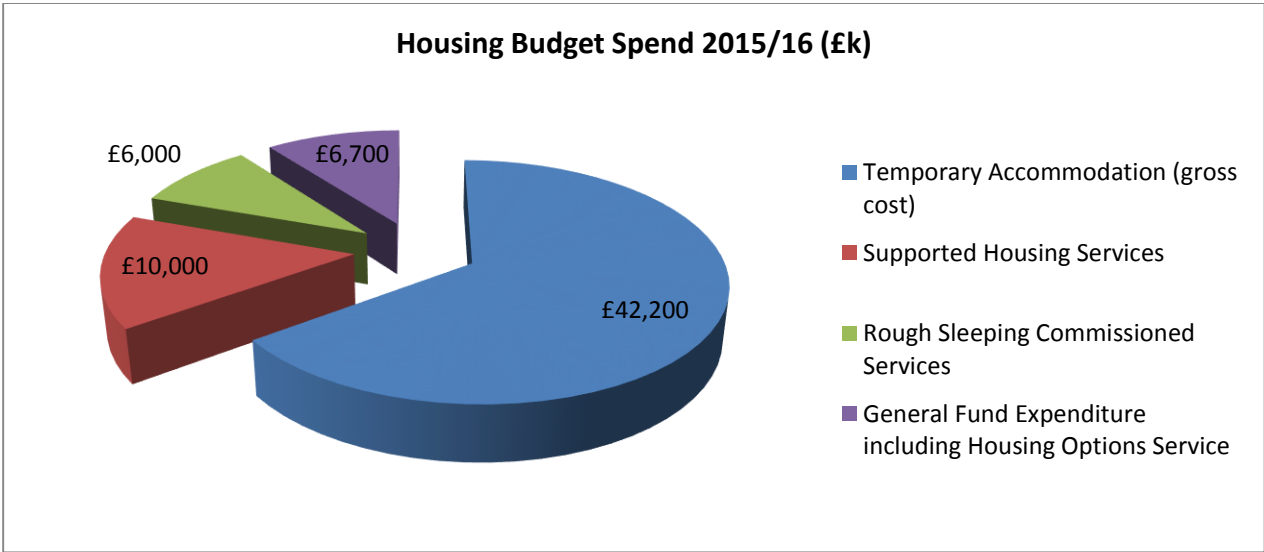
6. Health and Wellbeing Implications

The proposals contained in this report set out the issues related to the development of allocation projections of the supply of social housing for 2015/16. This promotes the Health and Wellbeing of vulnerable groups in housing need through meeting the Council’s statutory housing obligations, meet the varying demands for social housing from different vulnerable groups and to reduce the numbers of people living in Temporary Accommodation

7. Financial Implications

7.1 Housing Expenditure

7.1.1 Total Housing Expenditure can be summarised as follows:



7.1.2 In addition, there are budgets in Capital Programme 2015/16 of:

	£m
Grants to organisations to provide Affordable Housing.	26.3
Purchases of properties for TA purposes	12

8. Legal Implications

- 8.1 The Council has a general duty under the Housing Act 1996 (Part VII), as amended by the Homelessness Act 2002 to ensure that accommodation is made available for homeless applicants who are owed a full housing duty by the Council.
- 8.2 The Council also has a duty to maintain a housing register under the Housing Act 1996 (Part VI) as amended by the Homelessness Act 2002.
- 8.3 By virtue of Section 1 of the Homelessness Act 2002 many Housing Authorities are required to prepare and update a homeless strategy. However, being an excellent authority, the City Council is exempted from that requirement by virtue of Article 3 of the Local Authorities' Plans and Strategies (Disapplication) (England) Order 2005. This is a non statutory report prepared outside the homelessness regime