

**London Borough of Bromley**

**PART 1 - PUBLIC**

**Briefing for Care Services  
Policy Development and Scrutiny Committee  
14<sup>th</sup> November 2017**

**EARLY INTERVENTION AND SUSTAINMENT PILOT**

Contact Officer: Sara Bowrey, Director: Housing  
020 8313 4013 E-mail: [sara.bowrey@bromley.gov.uk](mailto:sara.bowrey@bromley.gov.uk)

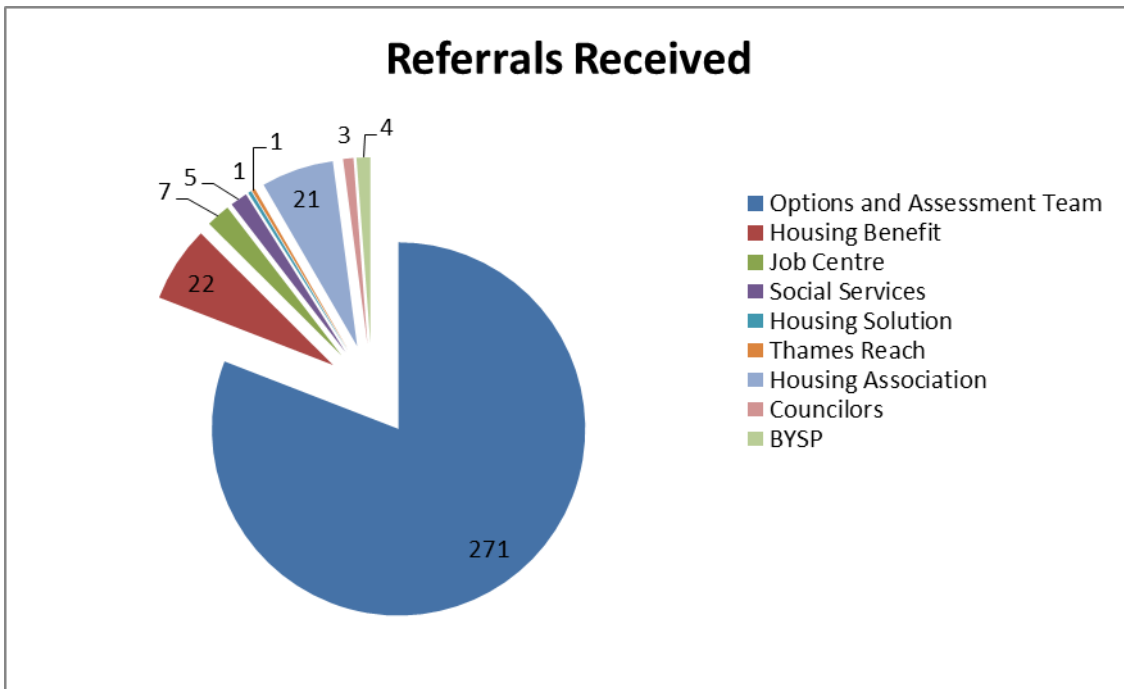
Chief Officer: Executive Director: Education, Care and Health Services

1. Summary

- 1.1 In May 2017, The Executive approved the release of up to £230K set aside in the central contingency for homelessness and welfare reform to pilot the early intervention initiative as part of the range of activities being undertaken to prepare for the requirements of the Homeless Reduction Act and to address the current cost pressures in relation to temporary accommodation provision.
- 1.2 The aim of the pilot was to provide homeless intervention services before the point of crisis to maximise the effectiveness of prevention work. The new model seeks to co-ordinate interventions and tap into services across agencies/departments to mitigate, prevent and secure sustainable solutions to enable a household to become as independent as possible in the longer term.

2. **THE BRIEFING**

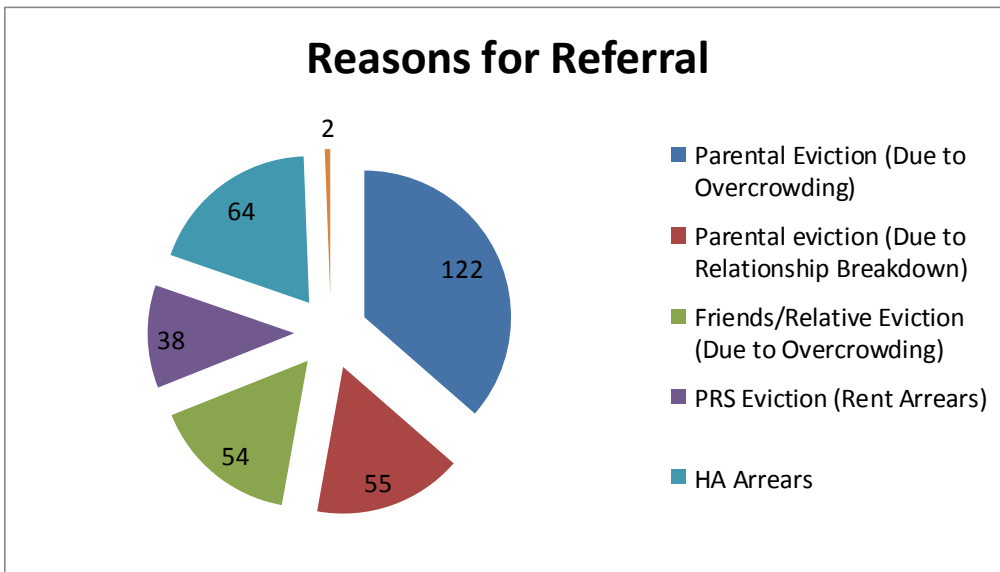
- 2.1 The information below provides an update in respect of the outcomes obtained from the pilot to date:
- 2.2 **Referrals**
- 2.3 Number of referrals received: 335.
- 2.4 The table below details the source of the referrals received.



2.5 The table below identifies the host of all the referrals we have received.

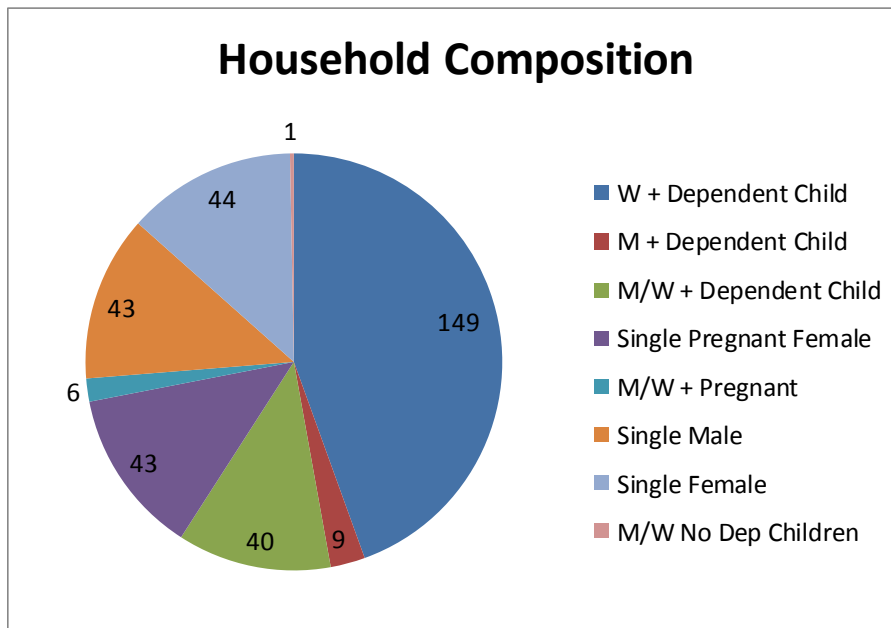
2.6 Evictions from the parental, family or friends' home are the most common, making up 69% of our total referrals received, followed by evictions from a Housing Association Tenancy attributing to 20% of our referrals.

2.7 In many cases this masks the original reason for homelessness. In many cases households have returned to stay with family or friends having lost private rented accommodation. Work continues with landlords, agents and partner agencies to raise awareness of homeless prevention to encourage referrals at as early a stage as possible. As such it is anticipated that the number of referrals received from the private rented sector will increase in coming months.



## 2.8 Household Composition:

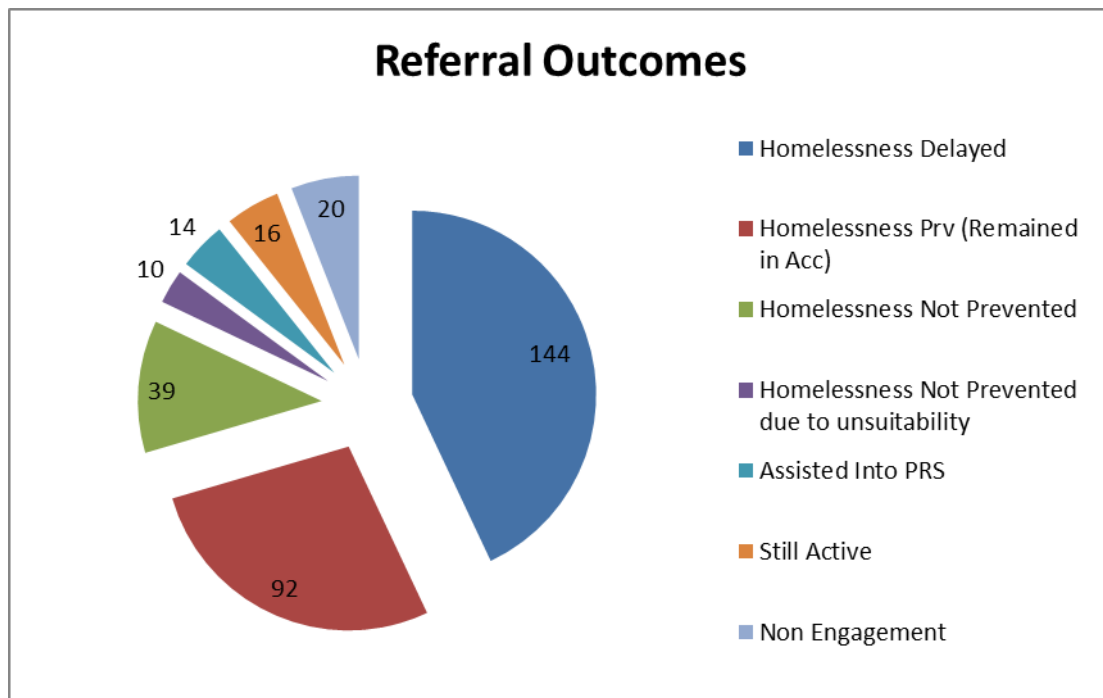
2.9 As identified in the chart below 44% of our referrals have a household composition of a woman with dependent children. The second highest household composition is single females with 13%.



## 2.10 Outcomes:

2.11 Below is a breakdown of the outcomes the team have achieved from the 335 referrals. Of the 92 referrals that have successfully been prevented (remained in accommodation), 42 of those were housing association evictions, 32 parental evictions and 18 private rented tenancies. Homelessness has been delayed for 144 households. This means that these households have been able to remain in existing accommodation whilst work can be undertaken to secure an alternative housing solution this avoiding the need for emergency accommodation and the homelessness route.

2.12 The most common reasons for homelessness not being able to be prevented is that the accommodation is not affordable or the accommodation/living arrangements are not reasonable and cannot meet the needs of the household. In such cases early intervention has enabled greater work to be undertaken to provide a rehousing pathway this reducing the reliance on forms of costly nightly paid accommodation.



**2.13 The cost of Prevention initiatives:**

2.14 We have used different resources to maintain client’s current tenancies or to secure new tenancies in the private rented sector. The table below details the main resources used to assist clients.

- £22,582.76 has been utilised from the Homeless Prevention Fund
- £25,746.55 has been utilised from Credit Union. We have used the Credit Union for cases that have the means to repay the loan without having a detrimental effect on them still being able to meet there living costs and their current monthly rental charge.

**2.15 Costs avoidance from prevention work**

2.16 Savings against the cost of nightly paid emergency housing placements:

	No.	Average NPA weekly net cost	Total savings
prevented delayed - 6 months	92	£138.00	£660,192.00
delayed - 3 months	46	£138.00	£165,048.00
	98	£138.00	£175,812.00
	<b>Total</b>		<b>£825,240.00</b>

2.17 The intervention polite will continue to be monitored and reviews to feed into the service preparations for the New Homeless reduction Act requirements will full details of ongoing requirements set out in the Contingency drawdown report scheduled for December.