



THE LONDON BOROUGH

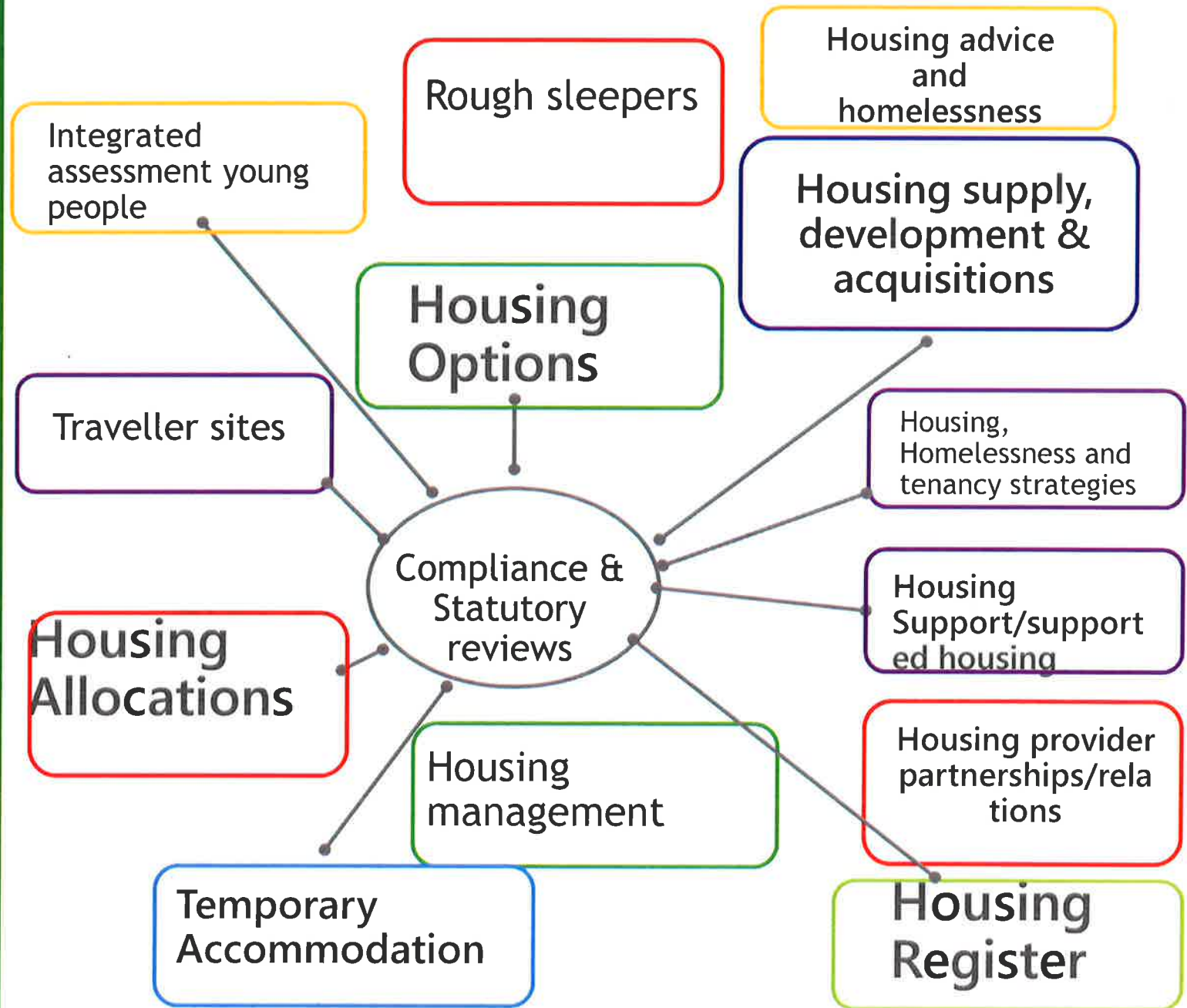
RR&H PDS: Housing Division Overview

Content

- The Housing vision and key responsibilities
- Pressures
- Definition of homelessness and the law
- Key priorities and responses

Our Vision:

Enabling residents of Bromley to access and sustain a place to live that is affordable, decent and secure.



Key Pressures: Bigger Demands, decreased supply

- Affordability gap between rents and benefits leaving households with a shortfall in their housing costs – average market rents are 54% above local housing allowance levels
- Welfare reform – universal credit, benefit caps, frozen benefits, removal of spare room subsidy
- Landlords increasingly risk adverse
- Increasing vulnerabilities/multiple and complex needs

Key Pressures: Bigger Demands, decreased supply

- Landlords increasingly risk adverse
- Market shift to nightly paid rates
- Reduction in new supply (less than 200 affordable units over 5 years)
- Reduced social housing lettings – reduction around 30%
- Extended duties in the new homelessness Reduction Act

Main provisions of the Act

New homelessness duties

Threatened with homelessness 56 days before likely to become homeless

Enhanced information and advice

Detailed assessments

Personalised Housing Plans

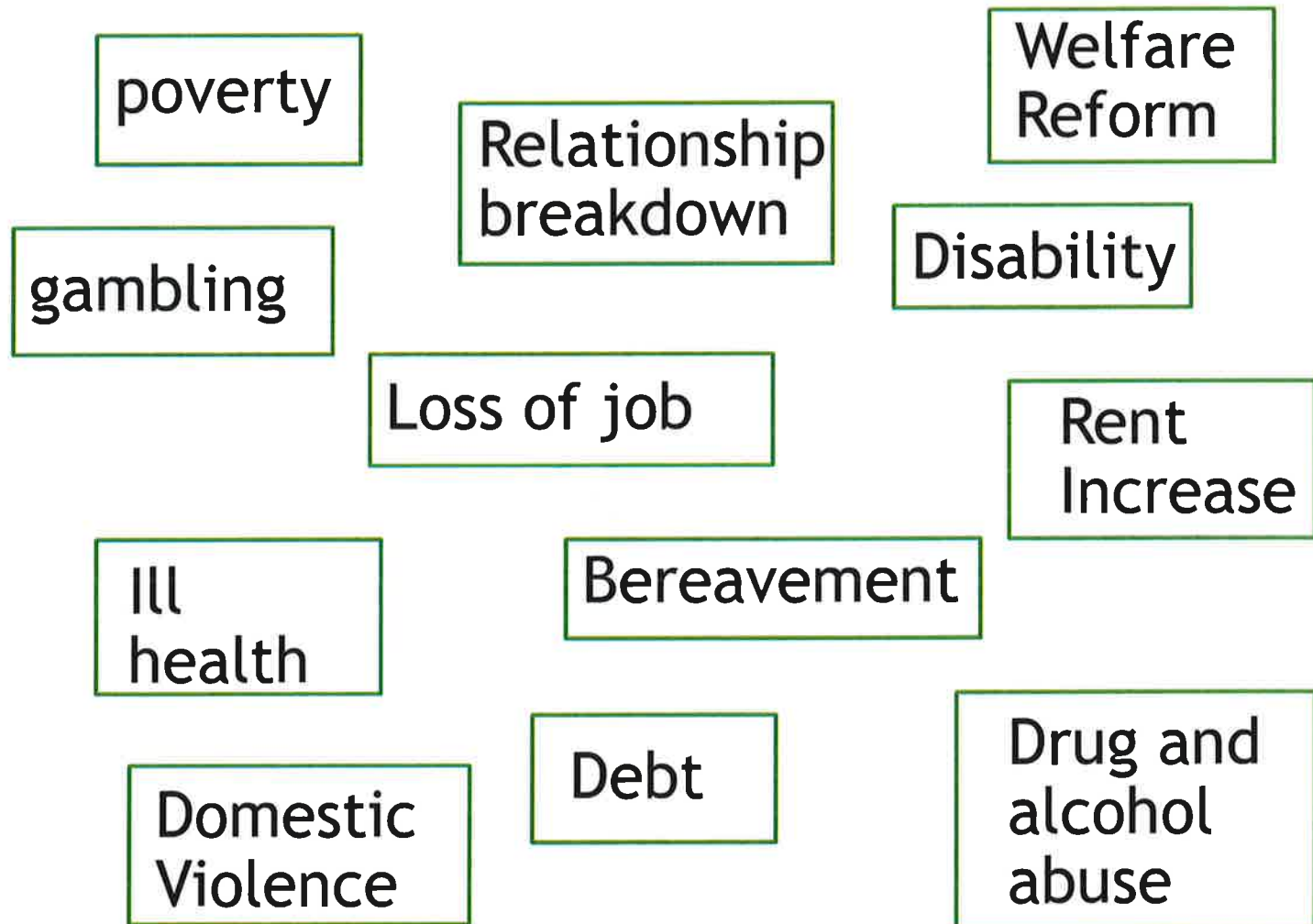
For up to 56 days, take steps to prevent

For up to 56 days, take steps to relieve

Definition of Homelessness

‘You may be homeless if you live in unsuitable housing, don’t have rights to stay where you are or if you are sleeping rough’ - Shelter

Reasons for homelessness



Those that may be left behind

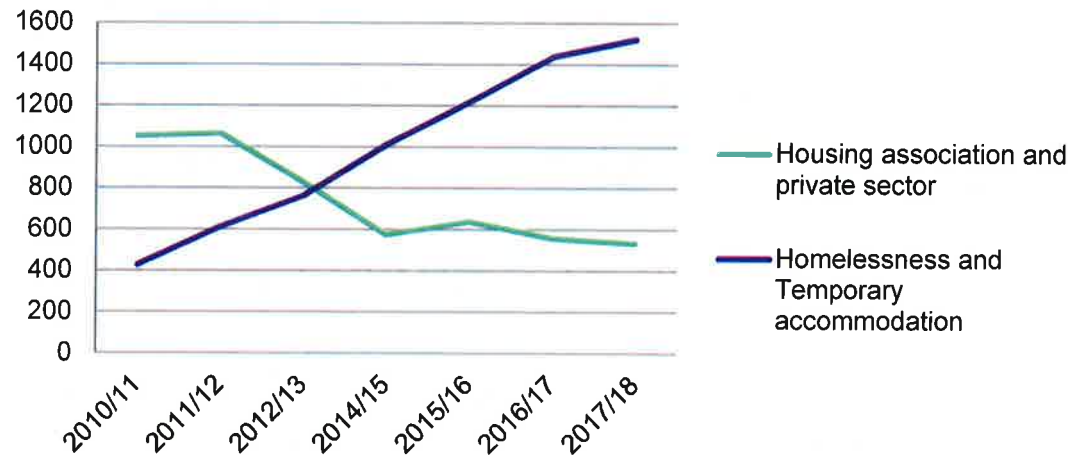
- The many hundreds who don't get onto the Housing Register (likely to be over 3000 this year)
- The many hundreds who approach as Homeless that the Council has no obligation to provide housing (likely to be over 1400 this year)
- These people will often be in unsatisfactory or insecure accommodation

The Local Picture

- Acute housing pressures: An increasing mismatch in supply of, and demand for, accommodation that is affordable
- Increase in numbers of people with serious housing problems
- Increased number of homeless presentations
- Increased numbers (and length of stay) in temporary accommodation
- Assessed need 1320 homes per annum

Overall impact

Correlation between decreasing supply and temporary accommodation use



- High level of approaches
- More than 100% increase in use of temporary accommodation
- Lack of move on
- Rising budget pressure for temporary accommodation and homelessness - £7.7m by 2023

The stats at a glance

- 220+ monthly approaches (& rising)
- 1,600 in TA (1,000 in nightly paid)
- TA net increase 20 per month
- 55% of TA is out of borough
- 80% in TA are families with dependent children/pregnant
- 3,500 on the housing register
- 14 years to clear the housing register at current rate
- Rehousing timescales – 4 years+

Strategic Priorities:

- **To prevent homelessness wherever possible. either by assisting a household to remain in existing accommodation or to secure alternative accommodation**
- **To increase the level of affordable housing supply available to discharge statutory housing responsibilities in order to reduce the current reliance on costly and insecure nightly paid models of temporary accommodation**
- **To provide support to improve life chances so that households build the necessary resilience to sustain accommodation and minimise the risk of repeat homelessness**

Prevention

- Housing options toolkit – whatever works approach
- Early intervention – identifying those at risk
- Outreach/gateway approach – the right advice, at the right time
- Customer portal – interactive advice and sign posting
- Holistic personal housing plans

Increasing access and supply

Engaging with the private rented sector

Tenant and landlords incentive pack

Block bookings and leasing schemes

Lodging schemes

Refurbishment of vacant properties –
Bellegrove and Manorfileds

Empty homes

Modular homes

Increasing supply – greater control of the market

Work with housing associations

Planning obligations

Property acquisition

Use of Bromley owned sites or acquired sites

Mears

