

Housing Update

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KCAF

11 September 2011

HOMELESS REDUCTION ACT

Implemented 3 April 2018

New duties to assess

- to prevent homelessness

- to relieve homelessness

- full (old money) duties still in place

Personalised plan to prevent or relieve homelessness

Pre-existing prevention and relief services

- Supported housing for those with mental health impairments, leaving prison, at risk of rough sleeping or with other support needs
- Tenancy floating support
- Income maximisation ensuring applicants receive the correct benefits and debt advice
- Tenancy sustainment through checking s21s, negotiating with landlords and providing some mediation with family members
- Employment and worklessness advice
- Private sector housing team
- Housing opportunities team- advising about non-homeless housing need and options
- West London Rough Sleeping Prevention programme and in-house rough sleeping team (with St Mungo's)
- Temporary Accommodation and social rented housing

Update since the last forum

- recruited new housing advisors
- upgraded IT systems to enable reporting to Government (HCLIC) but implementation has been problematic for most boroughs
- further staff training programme on HRA and case working skills
- main pages on the website amended to reflect HRA changes
- further work is needed to review all advice pages so that they provide meaningful advice. **Comments welcome**
- number of approaches is broadly similar to pre-HRA but the level of input is significantly higher - draws far more resources
- limited budget to support moves into PRS – working with St Mungo's to help accommodate single people

Key next steps

Prevention and relief is very challenging in K&C (affordability also a key cause of homelessness)

Review of existing prevention and relief work across the borough, followed by a Homelessness Prevention Strategy

We wish to work with you to map our your prevention activity

Develop protocols and agreements to

- prevent evictions
- sustain tenancies
- avoid revolving door homelessness

Statutory agency `duty to refer' (eg hospitals)

Local Letting Plan for Lancaster West Estate

Broad proposal

Voids on the estate are first offered to existing residents of the estate

Co-designed with the residents, and full consultation

`get it right' rather than `get it soon'

First consultation events 16th & 17th August

| Key Principle | Options |
|--|--|
| <p>Scope of the Local Lettings Plan</p> <ul style="list-style-type: none">a. geographic scopea. which residents? | <ul style="list-style-type: none">a. Whole of Lancaster West Estate, plus Bramley Housea. secure tenants stat homeless households secure tenants in temporary accommodation adult household members of secure tenants (split households)? |
| <p>Prioritisation</p> | <p>Bespoke prioritisation criteria</p> <p>specific mutual exchange scheme</p> |

| Key Principle | Options |
|---|--|
| How long should the LLP run? | Indefinitely / as long as possible |
| First true void only, or allow for chain lettings? ie resulting voids continue to be let through the LLP until there are no local takers? | Allow for chain lettings, until a resulting void is not wanted by a local resident, at which point allocated to main Register. |
| New developments | New developments should fall within the LLP |
| Securing further supply | No current comment |
| Lifetime or fixed term tenancies? | No current stance, but likely to favour lifetime tenancies. |
| How would properties be advertised? | No explicit stance, but concerned about inclusion. |

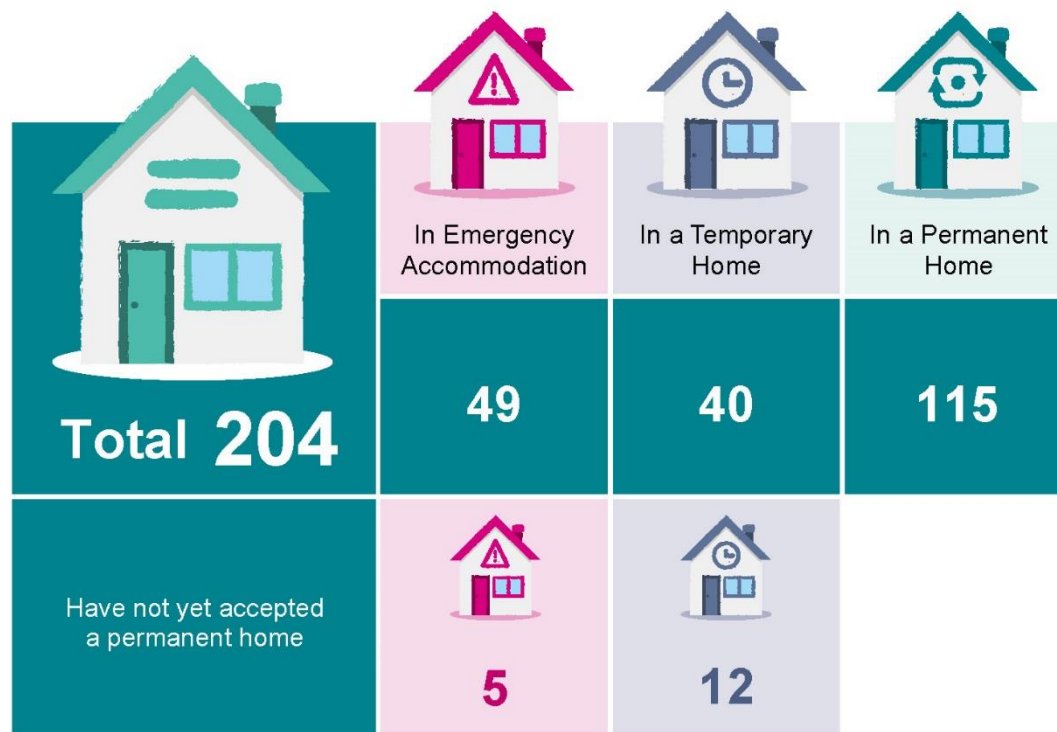
| Key Principle | Options |
|--|---|
| <p>Consultation process</p> <ul style="list-style-type: none">a. Length of consultationb. Resident involvement - surveyc. Resident involvement – reviewd. Who should be consulted? | <ul style="list-style-type: none">a. Consult for as long as necessary to arrive at a strong and realistic policy.b. Residents involved in design of consultation survey.c. Residents involved in 12 month (eg) review of policy.d. No current view |

Grenfell Tower and Grenfell Walk rehousing progress update



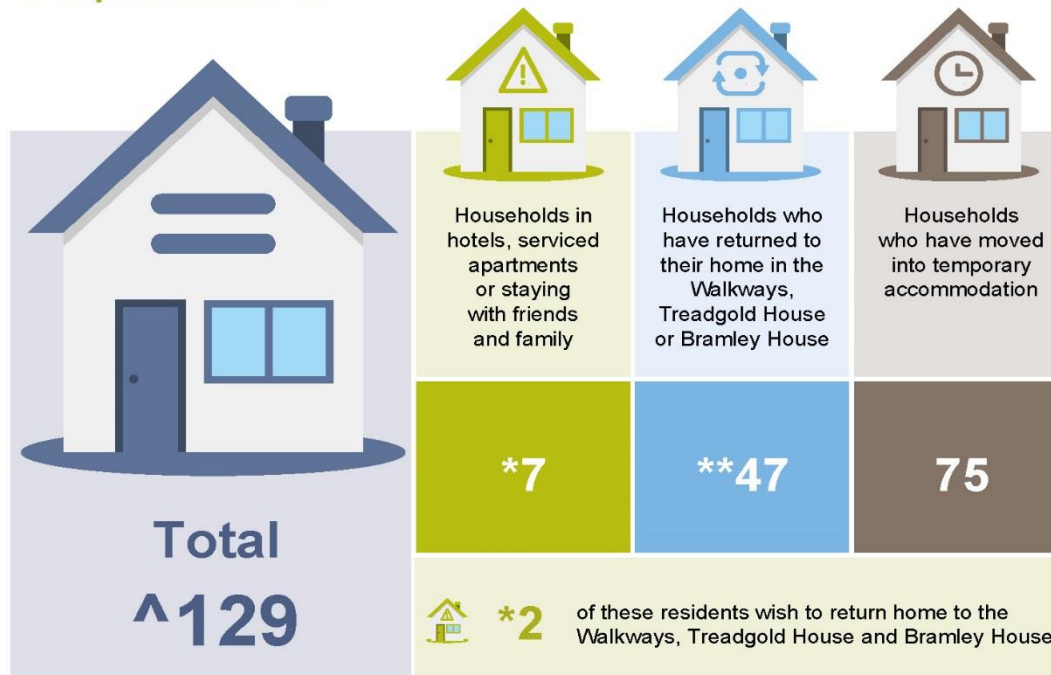
These are the figures for

6 September 2018



Wider Grenfell Housing Policy rehousing progress update

These are the figures for
6 September 2018



^129 households moved out of Walkways, Treadgold and Bramley House.

****One household has accepted and moved to a new home through the Housing Register.**

Wider Grenfell Rehousing
grenfellsupport.org.uk/housing