



**London Borough
of Hounslow**

Homelessness Strategy

2008 – 2013

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Foreword

Short welcome from Cllr Bowen

Signed Cllr Bowen

1. Introduction

This is Hounslow's second Homelessness Strategy. The strategy is the result of detailed research and consultation about homelessness during the early part of 2008. The Homeless Review included an examination of levels and trends in homelessness, but also a review of the existing provision of support and other services for those facing homelessness in the borough.

Under the Homelessness Act 2002 all housing authorities must have in place a homelessness strategy based on a review of all forms of homelessness in their area. The first strategy was produced in 2003 and it had to be renewed at least every 5 years.

This strategy sets out our plans for 2008 –2013 for the prevention of homelessness and for securing sufficient accommodation and support are available for those who become homeless or who are at risk of becoming homeless. It identifies improvements and progress that has been made since 2003 and builds on the lessons learnt. In developing this strategy we have consulted a comprehensive range of stakeholders, taken into account views of service users and staff to ensure a multi agency approach.

Our approach has focused on:

- Mapping the trends in homelessness and an understanding of the main causes
- Measurement of performance on homeless prevention since 2003
- Partnership working with stakeholders, services users and staff to ensure joined up working and links with other strategies both at the local, regional and national level.
- Setting objectives and smart action planning to achieve aims

The full review is published separately from the strategy and is available on the Council's website.

The strategy is critical in enabling Hounslow to meet its target to halve the number of households in temporary accommodation by 2010. This target is also a national indicator and part of Hounslow's Local Area Agreement (LAA) and we will be working with a range of partners to achieve this outcome. Housing has a key role to play in support of many of the outcomes required for the LAA including tackling worklessness and poverty, and addressing social exclusion. Equally other targets within the LAA will help achieve homelessness targets such as the culture of achievement and high aspirations and reducing teenage pregnancies.

2. The Current Position

2. 1 Key issues and trends:

The Homelessness review highlighted a number of successes achieved since 2003 but also areas for further work:

- The number of homeless applications and acceptances has fallen by half from 2003/4. Current acceptances are 382 for 2008/9 and the target is to reduce to 300 by 2010. This has been due to successful prevention initiatives.
- Households who are “Homeless at Home” has reduced from over 300 to 14 cases.
- The number of rough sleepers remains low and is estimated to be around 3 but we will continue to monitor the numbers and aim to achieve a target of zero rough sleepers.
- The number of 16/17 year olds accepted as homeless rose initially since the last strategy but is now decreasing although youth homelessness still remains a significant issue particularly for young people in Bed and Breakfast.
- The numbers in temporary accommodation increased initially since the last strategy and only started to decrease from 2005/6 and there is still a significant reduction required to meet the 2010 target.
- The target to end Bed and breakfast for families by 2004 was met and as a result there are fewer homeless households in this type of accommodation. However the usage of Bed and breakfast accommodation is still at relatively high level compared to other authorities. This is due to a lack of emergency options available to staff dealing with homelessness
- Hounslow’s deposit scheme has been successful and achieved over 250 direct lets. However we need to be more proactive when schemes end and to improve and rationalise procurement arrangements with private landlords.
- Joint working has improved but still need additional protocols, joint training and assessments to ensure prevention and support for those at risk of homelessness.
- Better access to advice and information on homelessness is required and new ways of delivery should be sought. We also need to consider

how we share information and advice with other professionals, who still regard the process of supporting their clients as an adversarial one.

- The standard of temporary accommodation has improved since 2003 with many families living in houses leased from private landlords but there is still some rationalisation of the temporary accommodation portfolio required to ensure best use of resources and accommodation.
- Given the high levels of unemployment of households in temporary accommodation or at risk of homelessness we need to engage further with the worklessness agenda.
- We need to ensure that supporting people funding for homeless households is well utilised and ensure that homeless prevention is part of the Supporting People Framework
- The main routes out of temporary accommodation have been through rehousing in permanent stock. We need to continue to ensure that the best use is made of existing stock and that we improve options to encourage people to access the private sector and accept qualifying offers.

There are also significant challenges and uncertainties that may impact on the provision of homelessness services in the future:

- The effect of the credit crunch /recession on house prices and number of repossessions.
- The impact of the Local Housing Allowance on private sector landlords and their willingness to accept households on benefit;
- The incentive that local private landlords have to evict their current tenants and replace them with tenants at higher rents available under the Local Housing Allowances available in Hounslow
- The decline of the buy to let mortgage market
- Changes to the Housing Benefit Subsidy system for Temporary Accommodation in 2010
- Changes to overcrowding standards
- Emerging communities and migrant workers
- Asylum seekers and actions from the Border and Immigration Service in granting leave to remain

- New structures and ways of working resulting from the Council's Performance Improvement Programme

3. The Strategic Context

3.1 The National Context.

Sustainable Communities: Settled Homes; Changing Lives (published in March 2005) is central governments national strategy for preventing homelessness. The strategy sets out the further actions required to help households at risk of homelessness and to provide better support and more settled homes for those that do become homeless. The strategy also sets the target to halve the number of households living in insecure temporary accommodation by 2010.

The Housing Corporation's strategy *Tackling Homelessness* (2006) identifies Registered Social Landlords as key partners in delivering homelessness targets and expects RSL's to develop their own homelessness strategies in conjunction with local authorities and other partners.

In November 2006 the CLG announced a package of new measures to tackle youth homelessness, including a new target for local authorities to end the use of bed and breakfast accommodation for homeless 16/17 year olds by 2010.

In 2007 the Hills report *Ends and Means: The future Roles of Social Housing in England* asked key questions about how housing needs can be met. It concluded that housing and employment advice need to be integrated to increase the options for tenants and contribute to a reduction in use of temporary accommodation.

3.2 The Regional Context

In July 2006, following the review of the GLA's powers, the government announced it would make the Mayor of London responsible for the capital's Housing strategy and for investment in affordable homes. The GLA Act received Royal Assent in October 2007, giving the Mayor the following housing powers:

- to prepare and publish a statutory Housing Strategy and a Strategic Housing Investment Plan for London, setting out the priorities to meet the housing needs of all Londoners
- to decide the broad distribution of the affordable housing part of the Regional Housing Pot in line with the Strategy. In short, the Mayor now decides how public money for new affordable housing will be spent.

Having a statutory Housing Strategy will ensure that it is fully integrated with other Mayoral strategies, in particular the London Plan, transport, social, economic development and environmental strategies.

On 18 September 2007, the Mayor published The draft Mayor's Housing Strategy was published on 18 September 2007. This set out the Mayor's policies and the investment framework to address the range of London's

housing challenges. With the election of the new Mayor on 2 May 2008 the current strategy is no longer relevant. It is likely that there will be a period of reflection, before the new Mayor sets out his proposals for London.

3.3 The Local Context

The West London Housing Partnership brings together the seven boroughs of Brent, Ealing, Hammersmith & Fulham, Hillingdon, Hounslow and Kensington & Chelsea. The current West Homelessness Strategy (2005) identifies the work to tackle homelessness which boroughs have planned or carried out jointly over the last three years. These West London joint initiatives are described under the relevant sections of the homelessness review report.

The Hounslow Community Plan 2007 – 2010 Building a Strong, Vibrant United Community has been prepared by the Local Strategic Partnership (LSP) and reflects the efforts of the public, private and voluntary sectors working in partnership to deliver better services and outcomes for all residents. *The Hounslow Plan 2006-2010* set out the Council's priorities for the next four years, and is a blueprint for the way in which the authority will develop. The plan's focus falls into three main areas:

- Organisational delivery
- Quality of life
- Looking to the future.

Hounslow's Housing Strategy ended in 2006 and is currently being reviewed pending the results of a housing needs and local market assessment which are currently being undertaken. The previous strategy had 7 main themes:

- To provide and sustain the best quality housing
- Facilitating the development of additional housing
- Support for vulnerable home owners
- Facilitate the development of a well regulated high quality, private rented sector
- Provide advice and guidance to the community on housing problems
- Fulfil our legal obligations to assess and assist homeless households
- Work with our partners to build healthy, safe and sustainable communities

Hounslow is also currently preparing its review and strategy for *Supporting People*. The main themes that are emerging for housing are:

- Providing more information and increasing housing options
- To provide more supported living housing as well as independent units in the community
- To start an adult placement scheme.

Youth Homelessness Strategy - Ending the use Bed and Breakfast for 16/17 year olds was agreed by Executive in November 2007. This report set out an action plan for a holistic approach for dealing with prevention and support for 16/17 year olds and is closely linked to the work of the childrens services. This work is included as part of the overall homelessness strategy.

Other housing strategies that are linked and aligned to our homelessness strategy are the *Older People's Housing strategy 2004* and the *Private Sector Housing Strategy 2006*.

4. Vision and Objectives

Hounslow continues to be committed to finding innovative ways to resolve and prevent homelessness by providing accessible, holistic services to all members of the Borough's community. Homelessness is not just the responsibility of the Homelessness service or for the wider council alone and we will work with other organisations, public services, housing organisation, voluntary and community organisations to achieve our objectives.

4.1 Objectives

The Homelessness strategy has 3 fundamental objectives which follow those required to be considered in the code of guidance. These are:

1. The prevention of Homelessness
2. To ensure that there is a sufficient accommodation available for those at risk of homelessness and who are homelessness.
3. Provide effective co-ordinated support to people who are homeless or those at risk of homelessness.

For each objective the detailed action plan sets out actions, resources and timescales to achieve the objectives.

4.2 Prevention of Homelessness

Considerable progress has been made on homelessness prevention since the last strategy and the homeless review identified areas where we can continue to improve prevention services:

4.2.1 Early Prevention

The council is keen to ensure that action is taken to prevent homelessness at the earliest opportunity. In order to be able to do this we need to work effectively with all agencies in every sector where the threat of homelessness has been identified or factors which are known to be associated with future homelessness e.g. teenage pregnancy. We want to develop the work we have begun with colleagues in Education to provide information to children in schools and a West London Schools intervention project is being planned. We also want to explore other opportunities such as working with Hounslow Homes and RSL front line management teams to enable early intervention where parental eviction may occur. We need good communications with our adult and children's services and health colleagues who are often the first professionals to know about homeless issues or work on overlapping issues.

Landlords should be encouraged to make early and personal contact with tenants in arrears and should be able to assess where there are additional support requirements and to ensure benefits are being claimed. Landlords

need to have the necessary skills to be able to sign post tenants who are having difficulties to obtain the help they need and prevent eviction.

4.2.2 Advice and Information

We need to ensure that better information and advice is available about the consequences of homelessness and housing options. Access to this information must be in a place and form that is easy to access and in a variety of formats which are relevant to different groups. This will involve a greater use of web based services and a reduction in face to face access. Managing expectations about the availability of social housing is a priority.

Front line services should be reviewed to ensure a joined up approach to prevention and offer housing options advice to people in low and medium need to avert crises. We need to ensure there are links to wider advice services to work with socially excluded groups or individuals to help them not just access settled accommodation but also access education, training and employment.

We need to ensure that all professionals working in the front line have up to date knowledge about homelessness and are able to give basic information and able to effectively sign post.

4.2.3 Preventing Homelessness in specific circumstances.

Some groups of people are more likely to be at risk of homelessness than others. We need to ensure that we work with these groups to ensure that all circumstances and at risk groups are addressed. These include:

- Domestic Violence
- Young people
- Asylum seekers
- Leaving Institutions and hospital
- Social housing sector tenants

Our approach in prevention has been successful in reducing the number of approaches in these circumstances; however there is more work to be done. We need to refresh and update our policies on Domestic Violence in partnership with the Community Safety unit and Refuge. The problems of young people have already been identified and we need to ensure that the actions from our Youth Homelessness strategy are implemented.

We have close working relationships with our partners who deal with specialist groups such as the Drug and Alcohol Team, Probation etc but we

need to ensure that protocols are developed or refreshed. We need to work closely with our Teenage Pregnancy Unit and ensure both our prevention strategies are aligned.

Registered Social Landlords have a key role to play not only in the provision of new accommodation but also in the prevention of homelessness. We will continue to work with social housing providers to ensure that they are able to contribute fully to meeting our targets on reducing the number of households in temporary accommodation.

4.3. Provision of Accommodation

Increasing the supply of affordable housing is central to reducing homelessness and housing need within Hounslow. Evidence from the review shows that the number of available lettings in social housing has fallen significantly over the five years despite new provision of social housing from Registered Social Landlords. We also have to balance the numbers of lettings that are available to homeless households with lettings for over crowded tenants who need to transfer.

In the Private Sector the success of the Hounslow Deposit scheme has enabled homelessness to access accommodation and avoid homelessness. We have also been working with West London on increasing private sector lets through the Lets start project which advertises available properties online.

In order to meet our target to reduce the amount of temporary accommodation by half we need to ensure that there are other affordable options which will not just prevent homelessness but encourage households already in temporary accommodation to move out to the private sector. However where we have to provide temporary accommodation we are committed to ensure that it meets the needs and provides the best value for money and we have recently put our provision of Bed and Breakfast provision out to competitive tender.

A. New Provision

We work closely with planners to ensure that policies maximise new affordable housing in the borough of the right size and in the right location. The policy seeks 50% affordable housing on all privately developed housing sites where this is viable. The site threshold has also been lowered so that any site of 10 or more homes should include a proportion of affordable housing.

The affordable housing under our current planning policy should be composed of 70% social housing and 30% intermediate. This will be the subject of review, during the consultation on future planning policy in the Borough. We also aim to deliver at least 35% of this housing to contain at least 3 bedrooms. In addition 10% of new homes must be wheelchair accessible.

Affordable housing options will be marketed widely and advice given to those already in social housing who may have the potential to take advantage of these scheme. This will increase the number of homes available to let. Households who approach as homelessness or are at risk will also be given advice on Low Cost Home Ownership options where appropriate. In addition the Council is funding cash incentive schemes for Hounslow and RSL tenants who want to buy their own home and release their tenancy. A new Low Cost Home Ownership officer has been appointed to extend advice and assistance in this area to all potential new home owners.

B. Maximising use of Private sector Accommodation

Hounslow's Rent Deposit scheme has been going from strength to strength and last year we paid deposits on about 250 homes which enabled us to prevent homelessness. We also work with those already in temporary accommodation and have developed a programme of offering 'direct lets' to households and landlords who are prepared to enter into a tenancy together. Families in privately leased properties where the lease is coming to end are targeted and the scheme enables us to discharge our duty by the landlord and tenant agreeing to sign assured short tenancies.

We are in the process and reviewing and revising our Deposit scheme to ensure maximum take up and in the light of the recent changes which require landlords to participate in schemes which safeguard deposits. Ways of working more effectively in procuring private sector properties are also being considered, for example working with larger landlords or agents to achieve economies of scale.

Working with our West London Partners we have also set up a module on our choice based lettings scheme, Locata, which advertises properties in the private sector with landlords who are willing to work with our clients.

Also in the Private Sector our enforcement team is proactive in dealing with empty properties and we were the first to obtain an Empty Dwelling Management Order which enables us to do repairs to a property and bring it back into occupation.

C. Provision of Temporary Accommodation

Although homeless acceptances and the number of families living in temporary accommodation have fallen there is still a need to provide good quality accommodation. Over the last 5 years the number of homeless families living in good standard private sector leased accommodation has increased. Although families, particularly large families, may remain in this type of accommodation for many years there are concerns that high rents, funded through Housing Benefit, may affect employment opportunities and are looking at ways to mitigate this.

The government requires all local authorities to meet the target to reduce the number of households in temporary accommodation by half by 2010. The Hounslow baseline is to reduce the number from 1161 to 580 and this will result in a reduction in our temporary accommodation portfolio. We have already reduced the use of Bed and Breakfast accommodation from **XX to xx** and this needs to be further reduced particularly to meet the government's target of ensuring that no 16/17 year olds remain in B & B by 2010. In order to meet this target we will be looking at leasing an existing hostel to an RSL to provide a specialist unit for young people.

In addition to converting private sector leases into assured shorthold tenancies at the end of their leases we are working with our West London Partners on a Settled Homes Initiative (also known as temporary to permanent) scheme. This scheme should provide 200 settled temporary units which will be funded by housing benefit to become permanent RSL stock.

4.4 Support

Housing related and additional support services have a key role in preventing homelessness occurring or recurring. As part of the homeless review we have mapped the accommodation, support and advice available for homeless people in Hounslow.

In total the Supporting People programme provides more than 1300 units of Accommodation Support and 780 non-accommodation based. The strategy is currently under review and from this progress since 2003 and gaps and future priorities have been identified:

4.4.1 Progress from 2003

- Increased the number of HIV/AIDS supported by 4
- Commissioned a new more responsive floating support service for young people with up to 55 places
- Remodelled the resettlement service to focus on the resettlement of homeless vulnerable people
- Extended the temporary contract for Refugees
- Contributed to the West London strategic Review of Domestic Violence
- Equinox commissioned to provide floating support to source appropriate accommodation for offenders.
- West London Housing needs report for Gypsies and Travellers carried out and reported May 2008.
- Implementation of the NOTIFY system to ensure other services are contact when placements are made in temporary accommodation.
- Youth Accommodation Strategy Agreed

4.4.2 Future Directions

The supporting people review identified the prevention role for homelessness support services who could provide clear pathways away from crisis for people who become homeless or at risk of becoming so.

Accommodation – based provision should only be for people with substantial needs for assistance and should be relatively short term. The main focus should be on generic services which a range of special needs can access. However Young People are more likely to need accommodation based support and those that do become homeless need to be in short term assessment facilities rather than Bed and Breakfast in order to meet the government's intention to end the use of B and B for young people by 2010.

The target to produce an array of services such as mediation, and education to ensure planned moves form home is outlined in the Youth Homelessness Strategy.

Hounslow is well provided for Floating support services but this needs to be visibly multi tenure and link in efforts to secure independent accommodation through private housing as well as the social housing route. The service should be clearly linked with a housing options approach. Service providers should also be monitored to ensure that arrangements for moving on are working effectively.

Hounslow is well provided for Domestic Violence in terms of Refuge spaces and this should be maintained at current levels but there could be further scope for developing an Asian specific service on a sub regional basis. There could be growth in outreach to provide crisis intervention and assistance in options linked to the 'sanctuary scheme'.

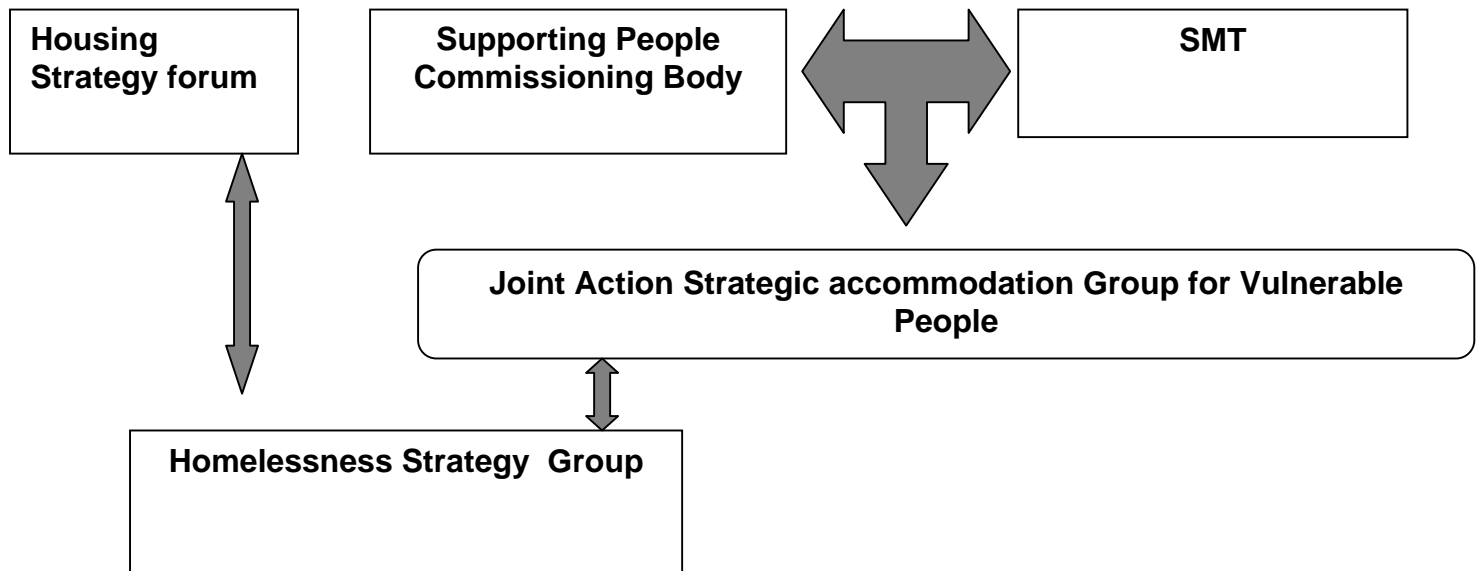
There is also further work to be done to ensure that protocols are in place and updated with all partners such as local Probation Service, Community Mental Health and Sexual Health Teams and agencies who work with homeless or potentially homeless vulnerable clients.

5. Implementing the Strategy

The Homelessness Strategy Action Plan 2008-2013 sets out the work programme for the council and partners for the next five years. The action plan has endeavoured to set SMART targets which can be monitored against performance but others are described in terms of trends. There are many factors which have an impact on homelessness, such as housing market and economic factors which have an effect on income. It is therefore important when assessing success that we look at outcomes and success in achieving them against the context and progress in other West London boroughs and London as a whole.

The strategy's outcomes and actions are integrated in our service and business plans and the inclusion of the National Indicator 156, Number of households living in temporary accommodation in our Local Area Agreement ensures that actions to deliver the strategy will be scrutinised at the highest levels.

The Homeless Strategy Group, with representation from all major partner agencies will take an overall responsibility for monitoring the homelessness strategy. The strategy group feeds into both the supporting people commissioning body and also to the overarching Housing Strategy Forum as shown in the diagram below.



In addition a Senior Officers Operation Group meets on a monthly basis and looks at operational issues and implementing the detailed objectives.

Resources

This section sets out the resources to address homelessness in Hounslow. The resources available for implementing the strategy include Hounslow revenue budget, specific grants from the CLG including the Homelessness Grant and other funding at a sub regional level.

The changes due to be implemented following the Improvement Programme during 2008 may have a significant effect on the resources, particularly in terms of staff resources available to deliver this strategy.

Council funding

In addition to the revenue budget which directly funds core staff dealing with homelessness there is the CLG Homelessness Grant which amounted to £240K in 2007/8 and the same again in 2008/9. The Grant has been used predominately to fund 4 posts, Direct Lets officer, Landlord Mediation Service, Special Projects officer and housing benefit liaison officer. The grant is also used to fund the mediation service and sanctuary schemes amongst others.

New supply

Regeneration of Page Road will produce 12 additional units of affordable housing at a cost of £1.534m which is funded from the Council's Affordable Housing Fund (section 106 contribution and some capital receipts).

Hounslow Homes estate regeneration/new build schemes is funded by £16.76m from the London Regional Housing Pot plus £1.075m from the affordable housing fund plus developer contributions and will provide in the region of 200 extra affordable units.

(Housing Corp allocations 06/08 and 08/11 to be added)

Supporting people

Supporting people funding is used to provide the resettlement service within the Homelessness unit who provide support to vulnerable clients. It also funds floating support schemes (details to be added)

Voluntary and Community organisations

The Council also funds voluntary and community organisations who deliver housing advice as part of their functions. (Details from Enid)

West London

Funding for West London projects includes funding of the post of West London Homelessness Co-Ordinator and also funding for a variety of projects which impact on homelessness such as the Settled Homes Initiative, Letstart. Other funding such as the Empty Homes grants (£325,000 for 2006/08) and the Better Homes grant (£42,000) also contribute to increase the provision of suitable accommodation.

Homelessness Action Plan

Objective 1 Prevention of Homelessness

AIM	ACTIONS	MILESTONES/ TARGETS	LEAD/ RESPONSIBILITY	RESOURCE
A) Enhance early Prevention opportunities	<ul style="list-style-type: none"> • Increase the number of schools worked with • Provide training sessions for staff in other departments and organisations on homelessness and housing options approach • Agree referral arrangements from other agencies who identify families at risk prior to an approach to housing • Work with the Border and Immigration Agency to negotiate numbers approaching and support within current accommodation. • Continue to work with and develop Landlord training and events to ensure familiarity with benefits and housing legislation and prevent illegal evictions. 	<ul style="list-style-type: none"> • Numbers of schools worked with has increased by end 2010. • 1 lunch and learn session per year. 4 other training sessions with voluntary statutory agencies per year. • Referral arrangements set up with agencies 2010 • Monitor number of asylum cases approaching and ensure private sector placements so not adding to homelessness approaches • Continue to work with landlord accreditation and training. 4 Landlord events to be held per year. Increase the number of cases prevented from illegal eviction 	<p>Prevention team/education</p> <p>Prevention team/voluntary sector/etc</p> <p>Adult Care/Children's services/CAB/support providers</p> <p>Assessment Team/Direct lets/BIA/Landlords</p> <p>Landlord liaison officer/private sector team/landlords/Housing Revenue section/Landlord Mediation Service</p>	<p>Within existing resources</p> <p>Within existing resources</p> <p>Within existing resources</p> <p>Resources reclaimed from BIA</p> <p>Homelessness Grant How much? £10,000??</p> <p>Plus cost of mediation officer</p>
B) Advice and Information	<ul style="list-style-type: none"> • Options based approach developed and links with employment and education 	<ul style="list-style-type: none"> • Developed through West London HELP project 	West London /Housing /Adult education/connexions	CLG £295,000 for 7 Boroughs

	<ul style="list-style-type: none"> Update information and advice on the Hounslow website New leaflets produced and agreed. New methods of delivering advice considered 	<ul style="list-style-type: none"> Website developed by March 2009. Interactive advice available 2010. Number of approaches reduced by 2010 from XXXX Leaflets agreed December 2008. 	Communications team/Housing/	Existing resources – savings through PIP.
C) Preventing Homelessness in specific circumstances	<ul style="list-style-type: none"> Continue to use and expand the sanctuary scheme for victims of Domestic violence Refresh the Domestic Violence policy Implement the Youth Homelessness Strategy Agree protocols with Connexions and hospitals to reduce emergency referrals Review all allocation quotas and protocols for all groups and ensure bidding on locata Work with Hounslow Homes and Registered Social Landlords to ensure 	<ul style="list-style-type: none"> Number on scheme increases to xxxxx per annum New Domestic Violence strategy agreed by March 2009 Monitor strategy on an annual basis to 2010. Number of 16/17 years in Bed and Breakfast is 0 by 2010 Protocols agreed by March 2009 – number of emergency referrals has reduced (from –to ?) Quotas reviewed as part of the review of the allocation plan .September 2009. Protocols reviewed by March 2009 Number of non bidders is reduced Agree targets for evictions and preventions. Work with 	<p>Prevention team/community safety</p> <p>Housing Strategy /Community safety/HPU/ refuge</p> <p>Youth Accommodation sub group/ All partners to the Youth Strategy</p> <p>Resettlement team/connexions/PCT/ Hospitals/Adult Care</p> <p>Rehousing/Resettleme nt/Probation/Each</p> <p>RSL's , Hounslow Homes, Strategy and</p>	<p>Homelessness Grant(need to quantify)</p> <p>Within existing staff resources</p> <p>Grant from CLG -£30,000 plus within existing resources</p> <p>Within existing Staff resources</p> <p>Within existing resources(consultant to carry out review of allocations policy £10,000)</p> <p>Within existing resources</p>

	<p>low levels of eviction and homeless prevention activities carried out.</p> <ul style="list-style-type: none"> • Work with Teenage Pregnancy Unit 	<p>RSL's to develop homeless strategies. Homelessness Strategies received by 2010</p> <ul style="list-style-type: none"> • Agree actions to share information and ensure complimentary prevention strategies 	<p>Performance, Enabling,</p> <p>Teenage Pregnancy Unit/Prevention</p>	<p>Within existing resources</p>
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Objective 2: Provision of Accommodation

Aim	ACTIONS	MILESTONES/ TARGETS	LEAD/ RESPONSIBILITY	RESOURCE
A) Increasing the supply of new affordable housing	<ul style="list-style-type: none"> • Work with RSLs and developers to ensure we maximise the delivery of affordable housing • Providing advice on options to social housing tenants and those at risk of homelessness 	<ul style="list-style-type: none"> • Achieve the national indicator targets for affordable housing in the LAA (242?) • Increase number of tenants taking up shared ownership options(is there a base line or target) 	<p>Housing enabling team/planning /RSLs</p> <p>Enabling team/preventions/Hounslow Homes</p>	<p>Staff resources and Housing Corporation funding</p> <p>Existing resources</p>
B) Maximising use of the private sector	<ul style="list-style-type: none"> • Review and revise the rent deposit schemes • Increase the number of larger landlords/agents used for supply • Conversion of leased dwelling to direct lets using qualifying offers for people in temporary accommodation. 	<ul style="list-style-type: none"> • New schemes in operation and number of direct lets obtained is 300 per year. • A reduction in the number of suppliers from • Of the 300 direct lets , 50 of these will be using qualifying offers. 	<p>HPU/temporary accommodation/landlords</p> <p>Temporary accommodation/landlords/agents</p> <p>HPU/Temp Acc/Landlords</p>	<p>Homeless Grant</p> <p>Existing resources(savings generated) Homeless grant</p>

	<ul style="list-style-type: none"> Tackle long term empty properties in the borough 	Achieve spend on the empty properties grant and use enforcement powers where necessary to ensure brought back into use for private sector lettings	Private Sector Housing Unit/	Staff resources and empty property grant
C) Successfully introduce the temp to perm and related schemes	<ul style="list-style-type: none"> Agree scheme and funding Procurement of properties 	<ul style="list-style-type: none"> 140 properties are used as settled accommodation 	West London/temp Acc team/ enabling	Invest to Save bid/housing benefit
D) Provision of Temporary Accommodation	<ul style="list-style-type: none"> Working with private landlords to change PSL's to assured shorthold direct lets Convert existing hostel to specialist accommodation for young people Reduce the use of Bed and Breakfast by half 	<ul style="list-style-type: none"> 50 PSL's changed to direct lets per year Hostel has been converted and 16 bed spaces provided for young people Bed and Breakfast use is halved by 2010 by making better use of hostel and PLA accommodation 	<p>Temporary accommodation/private landlords</p> <p>Temp accommodation/RSL</p> <p>Temp accommodation</p>	<p>Staff resources</p> <p>Resources???</p> <p>Within existing resources</p> <p>Funding</p>

Objective 3. Provision of Support

Aim	ACTIONS	MILESTONES/ TARGETS	LEAD/ RESPONSIBILITY	RESOURCE
A) Provision of support and specialist accommodation for young people	<ul style="list-style-type: none"> Implement youth strategy – supported lodging scheme, specialist mediation and supported hostel 	<ul style="list-style-type: none"> Specialist mediation / supported lodging scheme developed. 5 families identified 	<ul style="list-style-type: none"> Resettlement team/ Children's services/strategy 	CLG grant

<p>B) Working with Supporting People providers</p>	<ul style="list-style-type: none"> • Set targets with service providers for number of households who become homeless despite support • Provide appropriate floating support to all vulnerable households at risk of homelessness • Link support services with Housing Options and increase move on to the private sector • Work with West London to look at opportunities to develop an Asian specific Domestic Violence service. 	<ul style="list-style-type: none"> • Targets set and monitored • Floating support provided • A % of move on achieved in private sector (???) • Work on scheme viability considered 	<ul style="list-style-type: none"> • Resettlement team/providers • Resettlement team/providers • Resettlement team/providers/housing options/landlords • West London supporting people/refuge 	<p>Within existing staff resources</p> <p>Within existing staff resources</p> <p>Supporting people resources</p> <p>Supporting people resources.</p>
<p>C) Partnership Working</p>	<ul style="list-style-type: none"> • Review and develop protocols with partners in Health, probation, RsLs , Mental Health, Sexual Health , children etc • Continue to work with Notify to ensure best practice continues and cooperation of education and social services 	<ul style="list-style-type: none"> • Protocols agreed • All notification are dealt with 	<ul style="list-style-type: none"> • Partners • Housing strategy, homeless team education, children services 	<p>Within existing resources</p> <p>Within existing resources</p>