



# Homelessness Reduction Act: Progress Update

17 December 2019

- The lack of new affordable properties, welfare reform and the increasing cost of housing have all had a substantial impact on the increases in homelessness
- The main reason for homelessness in Lewisham is the loss of an assured shorthold tenancy. This has been the case since 2013.14

Tenure	2 bedroom Weekly Cost	Annual Income Required
New Build Social Rent	£143	£21,246
London Affordable Rent	£159	£23,599
London Living Rent	£231	£34,286
Median Household Income in Lewisham	£35,706	
“Affordable Rent” (80% of Market Rents)	£258	£38,331
Shared Ownership (25%)	£261	£38,777
Shared Ownership (50%)	£318	£47,245
Median Market Rent	£323	£47,989
Outright Ownership (Resale)	£427	£63,440
Outright Ownership (New Build)	£596	£88,549

Context



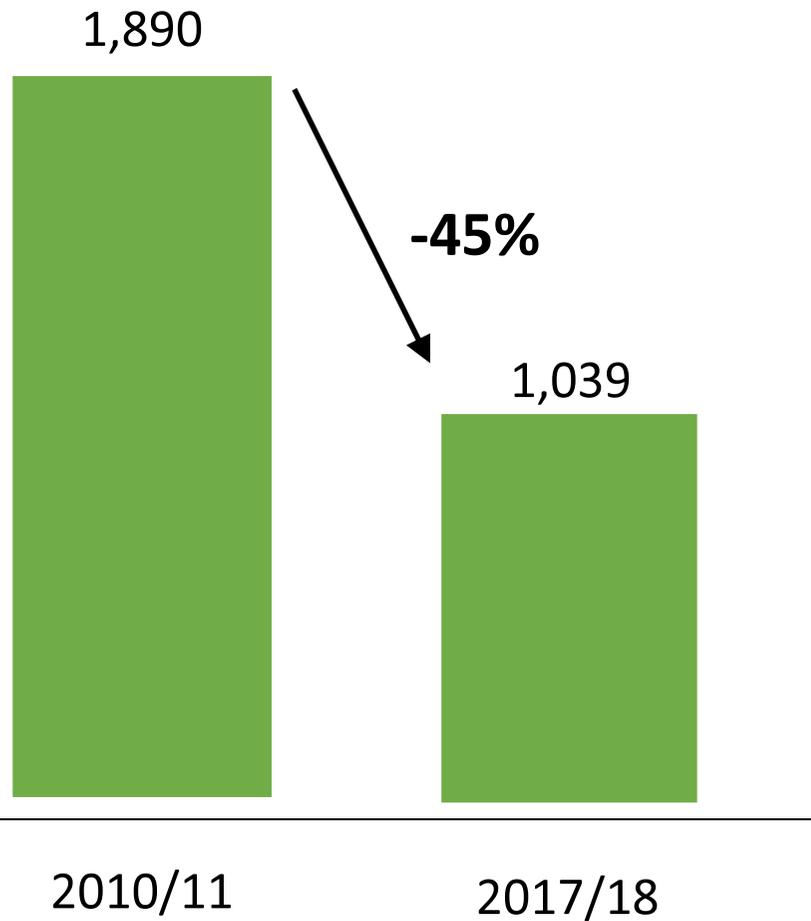
## Local Housing Allowance and Shortfall to Median Market Rent



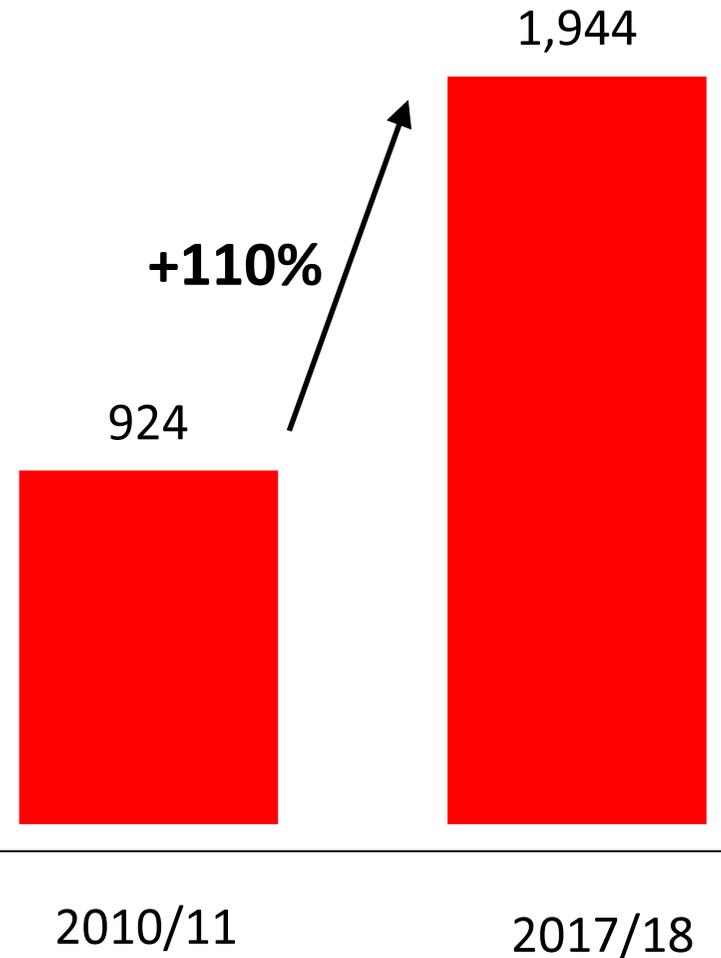
Local Housing Allowance isn't enough to cover average market rents in Lewisham



## Social housing lettings

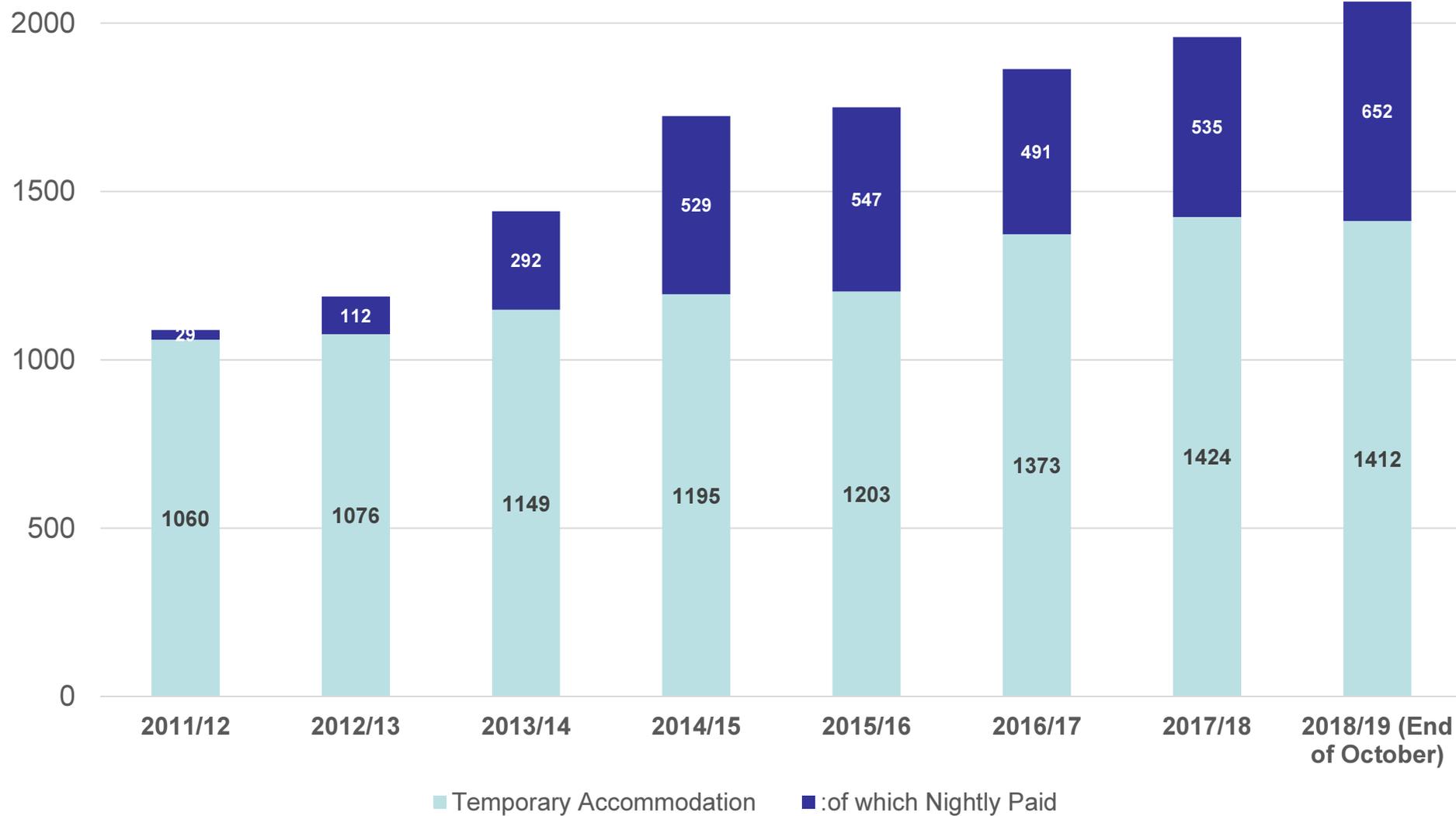


## Homeless households in TA



The number of available lets has decreased whilst the number in TA has grown substantially





# Numbers of households in temporary accommodation



- The changes introduced by the act are fully laid out in the paper.
- Key changes relate to an expanded duty on the LA to **prevent** and **relieve** homelessness.
- The period under which a household is considered at risk of homelessness has extended, and includes any household served a section 21 notice regardless of expiry date.
- Since October 1<sup>st</sup> there has been a 'duty to refer' in force where named public bodies must refer households deemed at risk of homelessness into the Local Authority.

Homelessness Reduction Act 2018

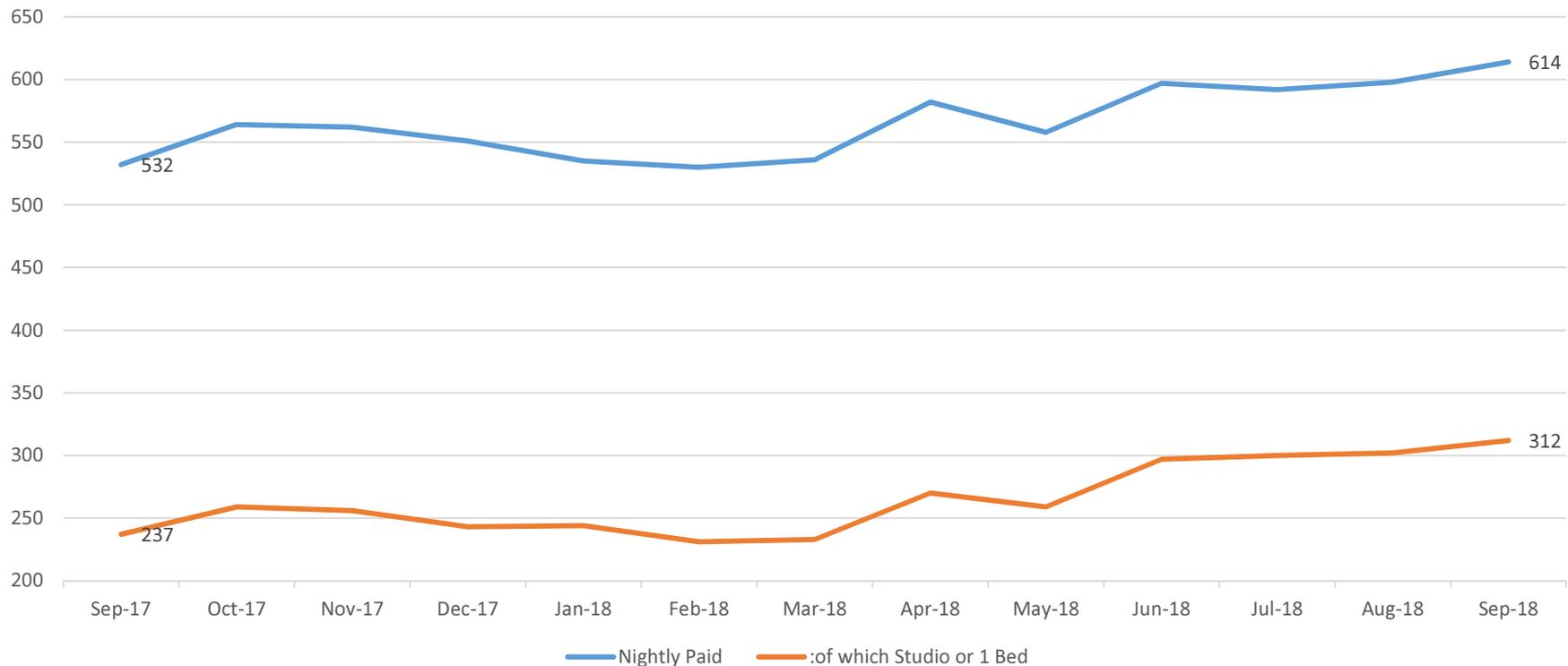


- Interviews are now focused around individuals needs to enable us to come up tailored plans to prevent and relieve homelessness.
- Anticipated that almost 930 decisions will be made in 2018/19, with approximately 630 acceptances – slightly lower than expected as decisions cannot be made prior to the ending of the prevention and relief duty.
- This is likely to increase to almost 1,100 decisions in future years and approximately 730 acceptances based on current modelling.
- 107 Preventions & Reliefs were recorded in the first quarter of 2018/19.

## Impact of the Homelessness Reduction Act 2018



- Whilst the number in Nightly Paid has increased in the last year, this is primarily comprised of single households
- Extensive work to ensure a wide range of options for families has enabled the service to stabilise the number of families in Nightly Paid



Under the HRA Act, single households in nightly paid has increased



**“Every Lewisham household should have a stable and affordable home where they feel safe, so that they can be healthy, independent and in charge of their own futures”**

- £1million of funding awarded to Lewisham
- A number of work strands:
  - **Service change** including staff development – extensive training and motivational interviewing
  - **Partnerships and messaging** – consistent messaging with partners, work on duty to refer and refreshed information advice and guidance
  - **Early intervention and prevention** – focus on employment. Project has worked with 117 households, with successful outcomes
  - **Data Analytics** – project paused, starting again in early 2019

Lewisham as a Trailblazer Borough

