



Homelessness Reduction Act: Progress Update

17 December 2019

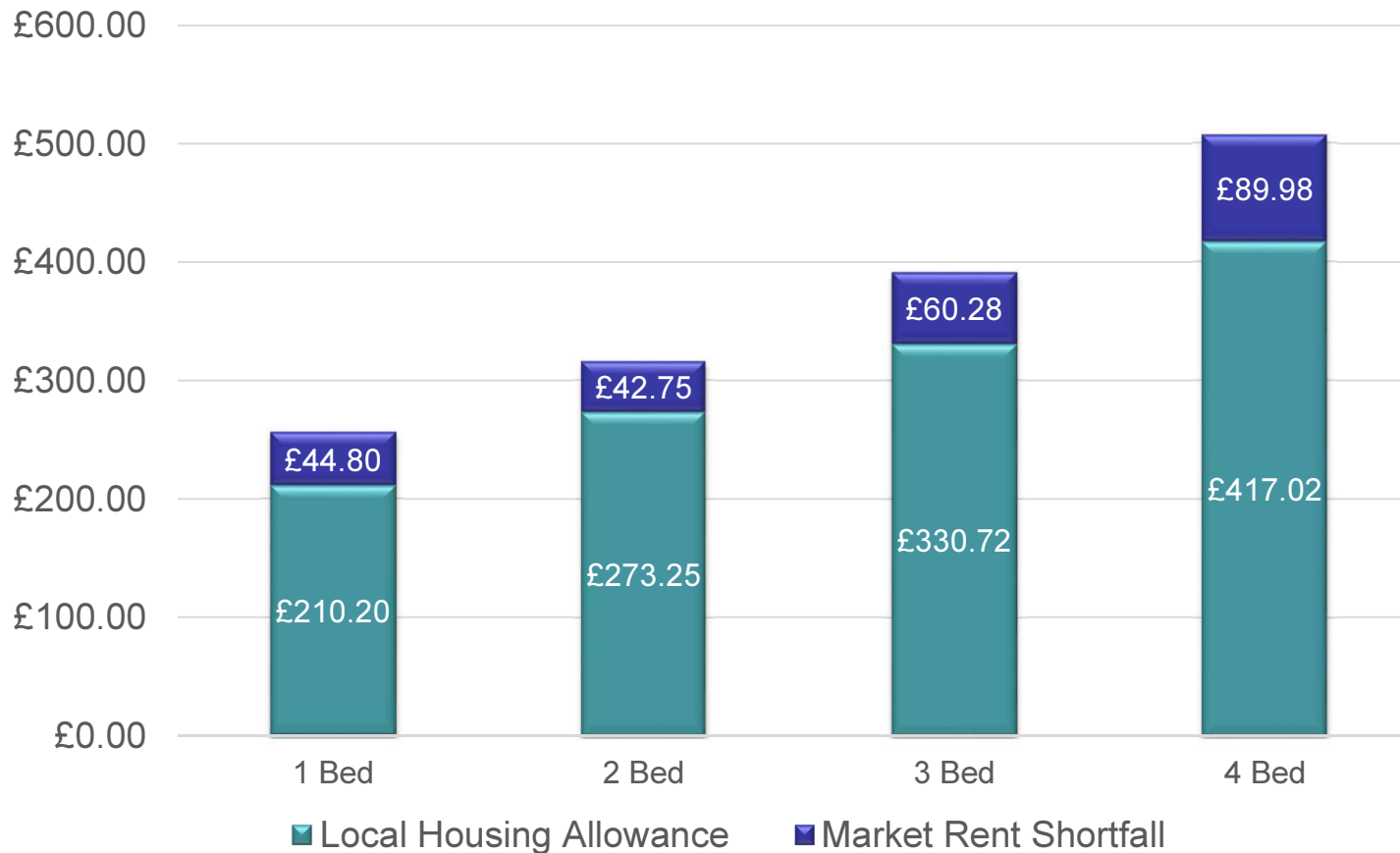
- The lack of new affordable properties, welfare reform and the increasing cost of housing have all had a substantial impact on the increases in homelessness
- The main reason for homelessness in Lewisham is the loss of an assured shorthold tenancy. This has been the case since 2013.14

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



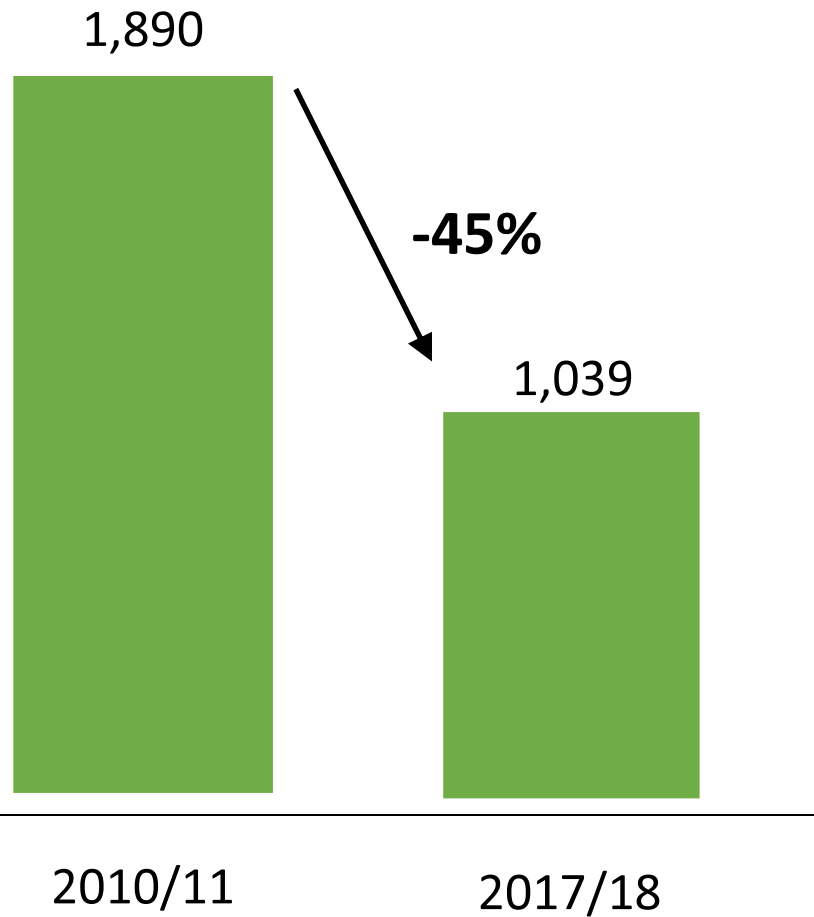
Local Housing Allowance and Shortfall to Median Market Rent



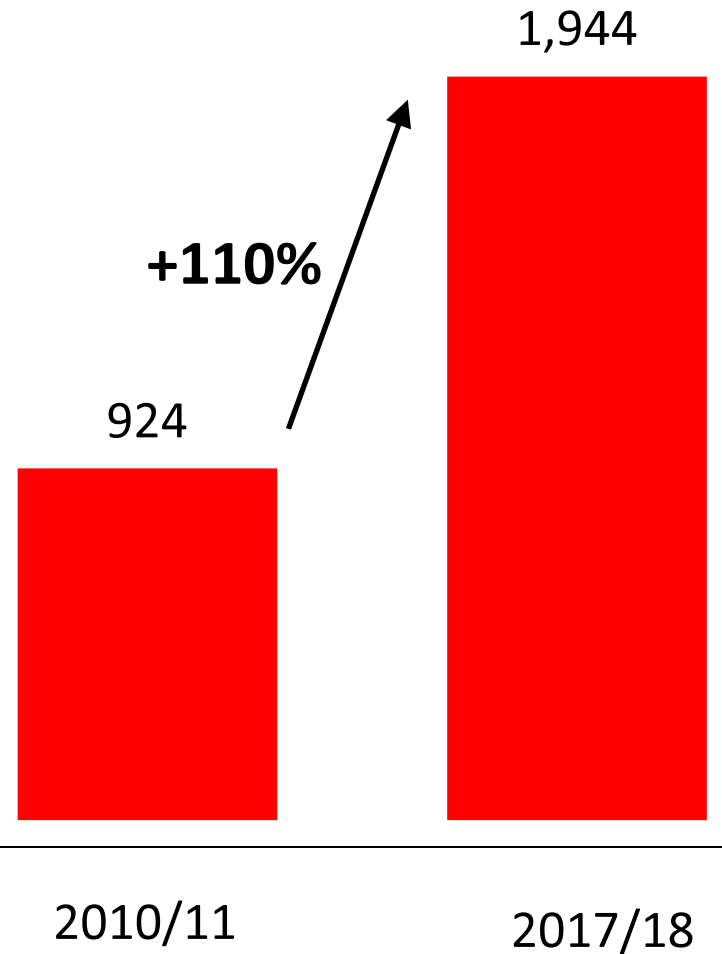
Local Housing Allowance isn't enough to cover average market rents in Lewisham



Social housing lettings

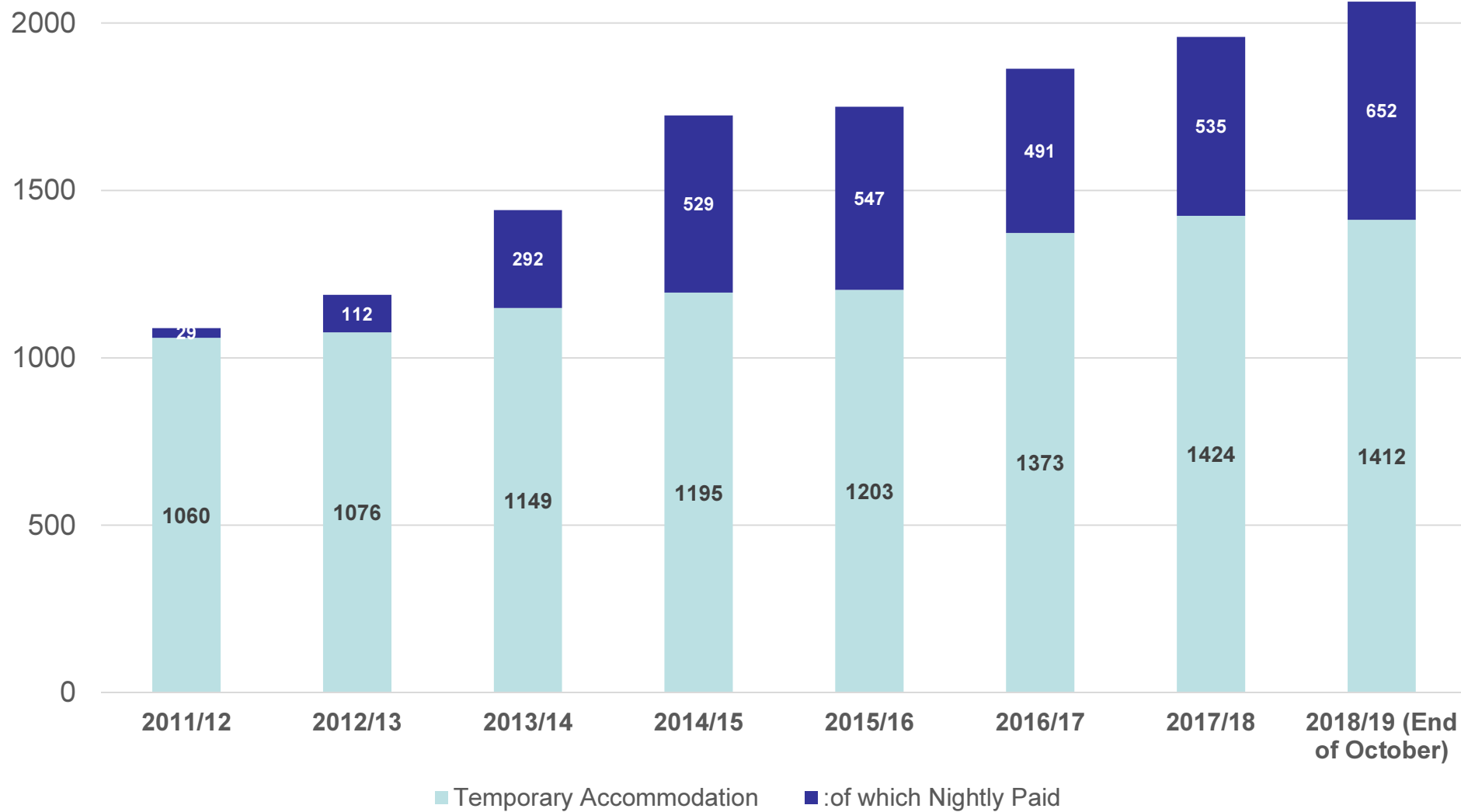


Homeless households in TA



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 1st 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

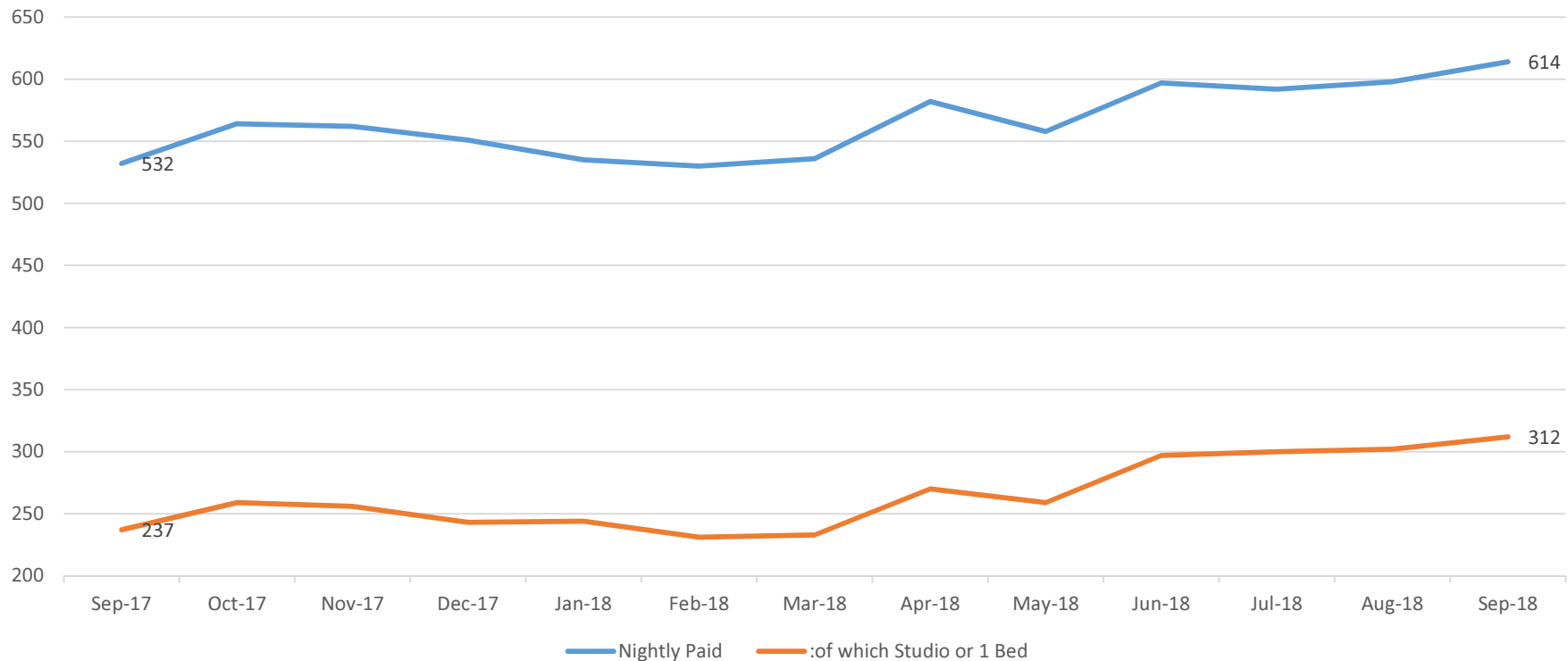


- Interviews are now focused around individuals needs to enable us to come up tailored plans to prevent and relieve homelessness.
- Anticipated that almost 930 decisions will be made in 2018/19, with approximately 630 acceptances – slightly lower than expected as decisions cannot be made prior to the 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

