

A 3D rendering of a puzzle with one red piece standing out among white pieces. The red piece is in the center-right of the frame, and the white pieces are arranged around it, some of which are slightly offset, suggesting a missing or highlighted piece. The lighting is soft, creating subtle shadows and highlights on the puzzle pieces.

**Housing
Awareness**

Spotlight Briefing


for Partners

Context:

SSCP Neglect Audit & SAR/DHR Rec:

How can 'housing' raise awareness around support available with partners & improve the relationships?

What information can 'housing' share to help partners consider involving them at the earliest opportunity when there are concerns; to make networking, information sharing and including them in multi-agency working processes standard practice?

- *Sharing list and contact details of all designated safeguarding leads across housing services and RP's*
 - *Sharing RP's housing stock area and contact details of the organisation*
 - *Reflection – Is there anything else that 'housing' can do to support multi-agency working?*
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Learning Outcomes


- To raise awareness of how 'Housing' is made up
- To raise awareness and increase knowledge of the advice and support services available to service users experiencing housing or homelessness issues
- To increase knowledge of the relevant legislative frameworks including the Homelessness Reduction Act and the Duty to Refer
- To raise awareness and increase knowledge of Registered Providers, the support they are able to provide and powers they have available to them to intervene
- To raise awareness of the Private Rented Sector team and support available

Housing Myths!

- 'They won't evict me with children'
- 'They can just chuck me out if I'm renting privately'
- **'There are loads of empty properties near me'**
- **'I can get a management move'**
- 'My council house is for life'
- 'If I'm homeless, the Council has to re-house me'
- 'I'll get a choice of 3 properties'
- 'I can choose any area I want to live in'
- 'I need a garden because I've got children'
- 'If I'm homeless, I'll get a house near my kids' school'
- 'I need a ground floor property because I've got a toddler in a pram'
- 'I'll get a ground floor property because I've had an operation'

The Housing Landscape in Salford

Housing Facts:


- No “Council housing” anymore
 - Lack of affordable housing
 - Registered Providers (RP’s)
 - Private sector (fastest growing in Salford) - Private Sector Housing Team
 - Salford Home Search
 - Housing Options Service
 - Supported Housing Service
 - *National housing crisis*
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Homelessness Landscape in Salford

| | 2018/2019 | 2019/2020 |
|-----------------|-----------|-----------|
| • Presentations | 3533 | 4088 |
| • Triage | 1075 | 1304 |
| • Prevention | 297 | 576 |
| • Relief | 1032 | 1899 |
| • Decision | 780 | 797 |
| • Full duty | 295 | 531 |

- *Three highest presentation reasons – asked to leave by family/friends, loss of private sector accommodation, domestic abuse*

Housing Act 1996 part 7 as amended by the Homelessness Reduction Act 2017

- Not eligible
 - Not homeless/threatened with homelessness within 56 days
 - Personalised Housing Plan
 - 56 Day Prevention Duty
 - 56 Day Relief Duty
 - Decision – no priority need
intentionally homeless
 - Can request a review of decision and suitability of accommodation offered
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Duty to Refer

- Certain public bodies including Adult Social Care, Children's Services
- Believe may be homeless or threatened with homelessness within 56 days
- Must have the consent of the person
- Can refer to LA of person's choice
- Use the link on Salford's website to make referral:
<https://www.salford.gov.uk/housing/homelessness/public-duty-to-refer-homelessness/>

Temporary Accommodation Use 2019/20

Placement into all types of
Temporary Accommodation:


- 485 singles
- 24 couples
- 485 families

Placements in to B&B:

- 205 singles
- 9 couples
- 171 families

**Some households will be double, or triple counted if they have been moved from one type of TA to another*

Salford Home Search – Aka. Bidding System

- Must have a housing need
 - Must have lived in Salford for 2 years
 - General Housing Needs category (6030 households)
 - Main Duty Statutory Homeless category - (section 193, Part VII, Housing Act 1996) (210 households)
 - Accessible Accommodation category (1100 households)
 - Highest demand is for 1 bed properties – of the 7300, 4300 is registered
 - Average no. of properties each week is 34
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Supported Housing

A City Council service

Most clients will be required to have been through a Housing Options assessment before being referred to this service.

The Supported Housing Service work with anyone who has a housing need, such as:

- Households in temporary accommodation
- A Bed for Every Night – the GM scheme set up to help single/couples access accommodation when they have no alternative accommodation available to them
- Rough Sleepers – over the past 2 years we've managed to find permanent accommodation for 111 people

Can support with:

- Assistance in applying for benefits
- Advice on budgeting, maximising income and managing rent arrears or other debts
- Helping to settle into a new home, contacting utility suppliers, talking to landlords or housing providers about issues such as repairs and rent
- Advice and assistance on furnishing a new home
- Support accessing medical and specialist services

For further advice contact the duty officer on – 0161 607 1620

Support from Registered Providers (RPs)

What services are offered?

- **Tenancy Support** – help to sort finances, understand rights, advocate, deal with tenancy issues (e.g. neighbour disputes), signpost, organizing home life, keeping property in good condition
- **Health & Wellbeing** – keeping physically & mentally healthy, energy/fuel advice, access food banks, social activities (e.g. for elderly)
- **Skills, work & learning** – accessing education/work opportunities, access volunteering opportunities, learning activities, training

Registered Providers (RP's)

What can RP's do and not do?

- *Can do what it takes to support staying in tenancy*
- *Provide info & advice on range of issues e.g. how to look for a move, provide safe & secure home*
- *Can work jointly with partners – do home visits – enter homes under certain Powers*
- *People cannot just be 'management moved' if there are issues – we must work with partners & look to for a solution*

What do RP's need partners to know?

- *Salford is an area of high demand / low supply*
- *Housing can be the eye's and ears in the community*
- *RP's can usually get 'instant' access to person using Housing Powers where there are concerns*
- *RP's are happy to work jointly where this is needed*
- *Communicate/talk to RP if person is an RP tenant, find out what support the RP is able to provide*

Housing Powers

- ABA – Acceptable Behaviour Agreement
- Parenting contract
- Restorative Justice / Mediation
- Tenancy warnings
- Crime Prevention Injunction
- Undertakings
- Possession Proceedings (absolute grounds & discretionary grounds).
- Demotion of tenancy
- Eviction



Private Sector Housing in Salford

- Salford Property Link is part of the Housing Options Service dealing with private sector properties
- Take on all homelessness applications where a PRS tenant has been served notice with the aim of preventing homelessness
- Receive funding from Ministry of Housing, Communities and Local Government to reduce rough sleeping through access to PRS
- Prevention funding to reduce numbers entering TA/length of stay for other households
- Offer a range of packages to landlords from tenant finding through to full management of property with guaranteed rent

Final Thoughts...

Early identification of potential support needs,
or risks is vital –
don't leave til too late to involve housing...

Talk to Us!

