

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 misplaced piece. The lighting is soft, creating subtle shadows and highlights on the pieces.

Housing & Homelessness Awareness

Spotlight Briefing


22nd September 2021

Context:

**SAR/DHR Rec
&
SSCP Neglect Audit**

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

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 Quiz

1. 'They won't evict me with children'
2. 'My council house is for life'
3. 'I need a ground floor property because I've got a toddler in a pram'
4. 'I'll get a choice of 3 properties'
5. 'They can just chuck me out if I'm renting privately'
6. 'I can get a management move'
7. 'There are loads of empty properties near me'
8. 'If I'm homeless, the Council has to re-house me'
9. 'I can choose any area I want to live in'
10. 'I need a garden because I've got children'
11. 'If I'm homeless, I'll get a house near my kids' school'
12. '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	2020/2021
• Presentations	3533	4088	4502
• Triage	1075	1304	2048
• Prevention	297	576	489
• Relief	1032	1899	1700
• Decision	780	797	1141
• Full duty	295	531	464

- *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

Placement into all types of Temporary Accommodation:

2019/20

2020/21

- 485 singles
 - 24 couples
 - 485 families
- 611 singles
42 couples
573 families

Placements in to B&B:


2019/20

2020/21

- 205 singles
 - 9 couples
 - 171 families
- 293 singles
19 couples
196 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 (6794 households)
 - Main Duty Statutory Homeless category - (section 193, Part VII, Housing Act 1996) (267 households)
 - Accessible Accommodation category (704 households)
 - Highest demand is for 1 bed properties – of the 7765 registered, 3001 require 1 bed
 - Average no. of properties each week is 33
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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** – *sustain home, avoid eviction, managing & maintaining home, benefit maximization, help to sort finances & debt advice, understand rights, advocate support, 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 & community 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?

- Offer **specialist tenancy support** which empowers tenants to gain the necessary skills to **maintain and sustain their tenancy avoiding an eviction** situation
- **Provide information & advice** on range of issues e.g. how to **manage and maintain your home**, living with in a community and wellbeing activities
- Can **work jointly with partners** – carry out home visits (actively encourage joint working)
- People **cannot just be 'management moved'** if there are issues – we must work **with partners & look for a solution**

What do RP's need partners to know?

- Salford is an **area of high demand / low supply**
- Housing can be the **eyes and ears in the community**, we have a part to play and may have **vital information**
- RP's have the power to enter a property in 24 hours or less dependent on the H&S legislation
- RP's are happy to **work jointly with our partners** at every opportunity
- **Talk to your RP's** we may have that missing piece of the jigsaw

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



Housing & Safeguarding

- All have Designated Safeguarding Officer (DSO)
- SCC Safeguarding Lead as named contact for advice/guidance & signposting
- Works in partnership with all housing DSO's in Salford
- Involved in cases across the thresholds
- Ensure housing sector is Section 11 compliant
- Linked in with the SSCP & SSAB
- Linked in with the safeguarding reviews – Rapid Reviews, SAR's, etc

Resources Available

The Housing Awareness Pack for Partners has recently been published which includes:

- 7 Minute Briefings for Homelessness Services, Supported Housing Services & Registered Providers (RPs of Social Housing)
- Housing Key Messages info sheet
- Housing Designated Safeguarding Officers contact details
- Salford map featuring where RPs have their housing stock to enable landlord identification
- Housing Standards checklist for privately rented accommodation
- Rehousing in Salford, What you Need to know Info sheet
- Spotlight Briefing PowerPoint presentation covering all areas of housing
- <https://safeguardingadults.salford.gov.uk/guidance-pages/housing/>

Final Thoughts...

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

Talk to Us!

