



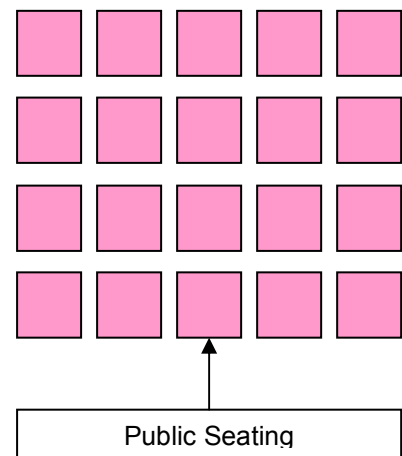
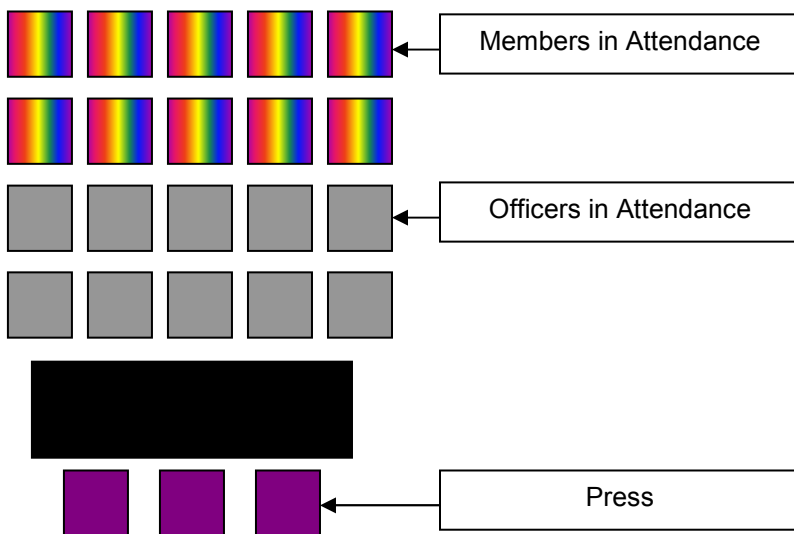
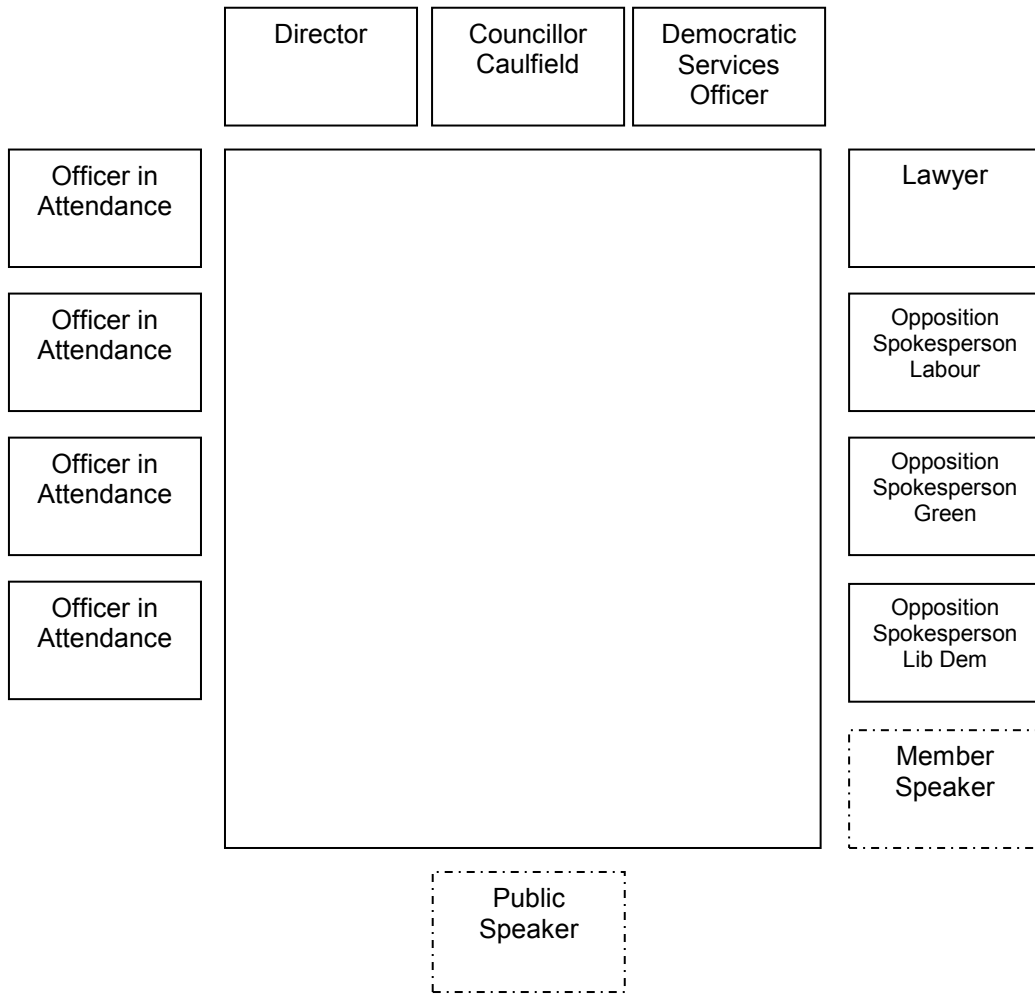
Brighton & Hove  
City Council

# Cabinet Member Meeting

Title:	<b>Housing Cabinet Member Meeting</b>
Date:	<b>29 April 2009</b>
Time:	<b>4.00pm</b>
Venue	<b>Committee Room 1, Hove Town Hall</b>
Members:	<b>Councillor:</b> Caulfield (Cabinet Member)
Contact:	<b>Caroline De Marco</b> Democratic Services Officer 01273 291063 caroline.demarco@brighton-hove.gov.uk

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# Democratic Services: Meeting Layout



**AGENDA**

**116. PROCEDURAL BUSINESS**

- (a) Declarations of Interest by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (b) Exclusion of Press and Public - To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

*NOTE: Any item appearing in Part 2 of the Agenda states in its heading either that it is confidential or the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

*A list and description of the categories of exempt information is available for public inspection at Brighton and Hove Town Halls.*

**117. MINUTES OF THE PREVIOUS MEETING**

**1 - 6**

Minutes of the Meeting held on 11 March 2009 (copy attached).

**118. CABINET MEMBER'S COMMUNICATIONS**

**119. ITEMS RESERVED FOR DISCUSSION**

- (a) Items reserved by the Cabinet Member
- (b) Items reserved by the Opposition Spokesperson
- (c) Items reserved by Members, with the agreement of the Cabinet Member.

*NOTE: Public Questions, Written Questions from Councillors, Petitions, Deputations, Letters from Councillors and Notices of Motion will be reserved automatically.*

**120. PETITIONS**

No petitions have been received by the date of publication.

**121. PUBLIC QUESTIONS**

(The closing date for receipt of public questions is 12 noon on 22 April 2009)

## HOUSING CABINET MEMBER MEETING

No public questions have been received by the date of publication.

### 122. DEPUTATIONS

(The closing date for receipt of deputations is 12 noon on 22 April 2009)

No deputations have been received by the date of publication.

### 123. LETTERS FROM COUNCILLORS

No letters have been received.

### 124. WRITTEN QUESTIONS FROM COUNCILLORS

No written questions have been received.

### 125. NOTICES OF MOTIONS

No Notices of Motion have been referred.

### 126. MINUTES OF THE ADULT SOCIAL CARE & HOUSING OVERVIEW & SCRUTINY COMMITTEE 7 - 12

Minutes of the meeting held on 5 March 2009 (copy attached).

*Contact Officer: Kath Vlcek Tel: 01273 290450*

### 127. 10 YEAR LEASING - TEMPORARY ACCOMMODATION 13 - 20

Report of Director of Adult Social Care & Housing (copy attached).

*Contact Officer: Sylvia Peckham Tel: 293318*

*Ward Affected: All Wards;*

### 128. CHOICE BASED LETTINGS AND EXTRA CARE 21 - 26

Report of Director of Adult Social Care & Housing (copy attached).

*Contact Officer: Karin Divall, Sylvia Peckham Tel: 29-4478, Tel: 293318*

*Ward Affected: All Wards;*

### 129. REVIEW OF LEARNING DISABILITY HOUSING STRATEGY 27 - 40

Report of Director of Adult Social Care & Housing (copy attached).

*Contact Officer: Mark Hendriks Tel: 01273 293071*

*Ward Affected: All Wards;*

### 130. UPDATE ON YOUTH HOMELESSNESS STRATEGY 41 - 66

Report of Director of Adult Social Care & Housing (copy attached).

*Contact Officer: Rachel Howard Tel: 01273 296949*

*Ward Affected: All Wards;*

## HOUSING CABINET MEMBER MEETING

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

For further details and general enquiries about this meeting contact Caroline De Marco, (01273 291063, email [caroline.demarco@brighton-hove.gov.uk](mailto:caroline.demarco@brighton-hove.gov.uk)) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk)

Date of Publication - Tuesday, 21 April 2009



**BRIGHTON & HOVE CITY COUNCIL**

**HOUSING CABINET MEMBER MEETING**

**4.00pm 11 MARCH 2009**

**COMMITTEE ROOM 1, HOVE TOWN HALL**

**MINUTES**

**Present:** Councillor Caulfield (Cabinet Member)

**Also in attendance:** Councillor Simpson (Opposition Spokesperson)

**PART ONE**

**100. PROCEDURAL BUSINESS**

**100a Declarations of Interests**

100a.1 Councillor Simpson declared a personal interest in Item 112 as she was a member of 'Age Concern'.

**100b Exclusion of Press and Public**

100b.1 The Committee considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in Schedule 12A, Part 5A, Section 100A(4) or 100 1 of the Local Government Act 1972 (as amended).

100b.2 **RESOLVED** - That the press and public be excluded from the meeting during consideration of Item 114.

**101. MINUTES OF THE PREVIOUS MEETING**

101.1 Councillor Simpson requested that minute at 98.6 be amended to better reflect her concerns. Accordingly the minute was amended to read '*The Cabinet Member stated that the independence of the day centres would not be affected by the day options service. Services would run in parallel and persons using residential services would be able to use day service options. As the consequences of the new ways of working became apparent, reports would be submitted to the meeting to allow the situation to be monitored.*'

101.2 **RESOLVED** – That, subject to the amendment above the minutes of the meeting held on the 11 February 2009 be approved as a correct record

**102. CABINET MEMBER'S COMMUNICATIONS**

102.1 The Cabinet Member reported that last week the Government had released a press statement announcing new support to help councils cut planned rent increases for tenants in the current economic climate. The Minister has stated that, nationally, the average guideline rent increase for 2009/10 was expected to be halved.

102.2 The council were waiting to receive details from the Communities and Local Government Office about how local authorities could access this funding, As yet no information on what conditions or other financial implications were associated with this announcement had been made available. Until detailed guidance had been issued and interpreted it was not possible to respond to the announcement.

102.3 A report would be prepared for a future Housing Management Consultative Committee and Cabinet meeting outlining the council's response to the announcement as soon the implications had been considered. In the event that a reduction in rent was approved, tenants would be given at least 4 weeks notice of any changes to their rent.

102.4 The Cabinet Member gave an update on the petition that Councillor Hawkes' had presented at the previous meeting. The petition had requested a play area for children living on the Bates Estate. The Cabinet Member reported that staff in the Housing Estate Development Team had been working with colleagues in the Environment directorate on a feasibility study. Staff would be liaising with residents as part of this study to ensure that they had a clear understanding of the kind of play area that residents would like.

102.5 The petition would also be borne in mind when considering potential uses for any 'Playbuilder Funding' that the council might secure.

**103. ITEMS RESERVED FOR DISCUSSION**

103.1 All items were reserved.

**104. PETITIONS**

104.1 There were none.

**105. PUBLIC QUESTIONS**

105.1 There were none.

**106. DEPUTATIONS**

106.1 There were none.



**107. LETTERS FROM COUNCILLORS**

107.1 There were none.

**108. WRITTEN QUESTIONS FROM COUNCILLORS**

108.1 There were none.

**109. NOTICES OF MOTIONS**

109.1 There were none.

**110. REPORTS FROM OVERVIEW & SCRUTINY COMMITTEES**

110.1 The Cabinet Member considered the minutes of the Adult Social Care & Housing Overview & Scrutiny Committee as held on the 8 January 2009 (for copy see minute book).

110.2 Councillor Simpson noted that the situation as regards minute 53.2 (Learning Disability) had changed since the meeting. She requested that the relevant persons were made aware of this fact. The Director offered to impart this information.

110.3 **RESOLVED** – That the minutes be noted.

**111. LEARNING DISABILITIES PARTNERSHIP BOARD - ANNUAL REPORT**

111.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that provided information of the work of the Learning Disability Partnership Board (for copy see minute book).

111.2 The Cabinet Member noted that the Joint Commissioning Board had considered and approved the report on the 9 March.

111.3 Councillor Simpson praised the scope and breadth of the work. She commended officers for the clarity of the report.

111.4 The Cabinet Member thanked officers for their hard work in compiling the report and all the effort that it represented. She advocated the accompanying website, noting its usefulness.

111.5 **RESOLVED** - That, having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendations:

- (1) That the Cabinet Member for Housing note the report and endorse the work of the Learning Disability Partnership Board.
- (2) That the Cabinet Member for Housing agree to receive annual, rather than six-monthly, reports from the Partnership Board

**112. ALLOCATIONS AND ADAPTATIONS POLICY REVIEW**

- 112.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that reported on a major review of the Allocations Policy and subsequent amendments to the policy (for copy see minute book).
- 112.2 The Cabinet Member recognised the huge amount of work that had been undertaken in reviewing and revising the policy. She welcomed the tenant involvement and thanked officers for their efforts in consulting with all key stakeholders. She was particularly pleased to welcome the proposals as regards Local Lettings Plans and the review of the Succession policy.
- 112.3 Councillor Simpson suggested that the revised parts of the policy should be highlighted in some way to differentiate them from the standard text.
- 112.4 Councillor Simpson welcomed the review of the Succession policy, but remained concerned about the council's difficulty in dealing with overcrowding.
- 112.5 Councillor Simpson welcomed officer comments on the support offered to individuals who required help in bidding for properties.
- 112.6 **RESOLVED** - That, having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendation;

(1) That the Housing Cabinet Member approve the report to amend the Allocations and Adaptations Policy.

**113. HOMELESSNESS GRANT**

- 113.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that advised on the Department of Communities and Local Government (CLG) Homelessness Grant Allocation for 2009/10. The report also sought approval for the allocation of the grant amongst external agencies and internal teams to the further to work of the Council's Homelessness Strategy (for copy see minute book).
- 113.2 The Cabinet Member and Councillor Simpson welcomed the report and were impressed by its scope and potential impact.
- 113.3 **RESOLVED** - That, having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendation;

(1) That the Cabinet Member approve the allocation amongst external agencies and internal teams as set out in appendices to the report.

**114. HOMELESSNESS GRANT**

- 114.1 The Cabinet Member considered a report of the Director of Adult Social Care & Housing that advised on the Department of Communities and Local Government (CLG) Homelessness Grant Allocation for 2009/10. The report also sought approval for the

allocation of the grant amongst external agencies and internal teams to the further to work of the Council's Homelessness Strategy (for copy see minute book).

114.2 **RESOLVED** - That, having considered the information and the reasons set out in the report, the Cabinet Member accepted the following recommendation;

(1) That the Cabinet Member approve the allocation amongst external agencies and internal teams as set out in appendices to the report.

**115. TO CONSIDER WHETHER OR NOT ANY OF THE ABOVE ITEMS AND THE DECISIONS THEREON SHOULD REMAIN EXEMPT FROM DISCLOSURE TO THE PRESS AND PUBLIC**

115.1 The Cabinet Member considered whether or not any of the above items should remain exempt from disclosure to the press and public.

115.2 **RESOLVED** – That item 114 contained in Part Two of the agenda and the decisions thereon remain exempt from disclosure to the press and public

The meeting concluded at 4.50pm

Signed

Chair

Dated this

day of



## BRIGHTON & HOVE CITY COUNCIL

### ADULT SOCIAL CARE & HOUSING OVERVIEW & SCRUTINY COMMITTEE

4.00PM 5 MARCH 2009

### COUNCIL CHAMBER, HOVE TOWN HALL

#### MINUTES

**Present:** Councillors Meadows (Chairman); Wrighton (Deputy Chairman), Rufus, Hawkes, Pidgeon, Barnett, Wells and Older

#### PART ONE

#### **59. PROCEDURAL BUSINESS**

#### **59A. Declarations of Substitutes**

59.1 Councillor Averil Older substituted for Councillor Tony Janio.

#### **59B. Declarations of Interest**

59.2 There were none.

#### **59C. Declarations of Party Whip**

59.3 There were none.

#### **59D. Exclusion of Press and Public**

59.4 In accordance with section 100A(4) of the Local Government Act 1972, it was considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in section 100I (1) of the said Act.

**59.5 RESOLVED** – That the press and public be not excluded from the meeting.

**60. MINUTES OF THE PREVIOUS MEETING**

- 60.1 **RESOLVED** - That the minutes of the meeting held on 8 January 2009 be approved and signed by the Chairman.

**61. CHAIRMAN'S COMMUNICATIONS**

- 61.1 The Chairman highlighted that a number of late reports had been tabled to the Committee. She advised that discussions with the directorate had taken place to ensure that this would not happen again as it affected the function and running of the Committee. This had been raised on previous occasions and it was disappointing that it had happened again. It also meant that the reports had not been in the public domain for the constitutionally required time period.
- 61.2 There was cross-party endorsement for the Chairman's comments from other members of the committee and all members wished it to be formally minuted that the Adult Social Care and Housing Overview and Scrutiny Committee found the late tabling of reports unacceptable and furthermore the lack of senior officers present at the meeting unhelpful.

**62. PUBLIC QUESTIONS**

- 62.1 There were none.

**63. LETTERS FROM COUNCILLORS**

- 63.1 There were none.

**64. NOTICES OF MOTIONS REFERRED FROM COUNCIL**

- 64.1 There were none.

**65. MEMBER DEVELOPMENT SESSION ON SINGLE HOMELESS STRATEGY**

- 65.1 James Crane, Housing Options Manager, Single Homeless & Work and Learning and Emma Gilbert, Single Homeless and Work & Learning Manager, Housing Needs and Social Inclusion, gave a joint presentation in which members were informed about the range of work taking place in Brighton and Hove with regard to single homeless clients. Both officers addressed Members' queries following the presentation.
- 65.2 In response to a query about seasonal differences in homeless numbers, the committee heard that there was a rise in numbers in the summer months. The team worked to relocate rough sleepers who did not have a local connection; last year, approximately 400 rough sleepers had been relocated around the country. The team ensured that there were support services in place for the client in their intended location.
- 65.3 In response to a query about how 'hidden homeless' clients became aware of the housing help available to them, members heard that there was a network of information that was passed between the client group. The team worked proactively with services

and businesses throughout the city to engage and locate rough sleepers. In addition, support workers operated varying street shifts in order to try and reach as many people as possible.

65.4 The panel welcomed the introduction of the Teenage Parent Pilot scheme. They heard that it comprised of ten units of supported accommodation with an intensive support package for each resident. There would be a focus on getting residents back into employment, education or training.

65.5 The committee thanked both Mr Crane and Ms Gilbert for their presentation

**66. COUNCILLOR MARIA CAULFIELD, CABINET MEMBER FOR HOUSING**

66.1 Councillor Caulfield was unable to attend the Committee meeting. The presentation was rescheduled for the June 2009 Committee meeting.

66.2 **RESOLVED** – that Councillor Caulfield be invited to speak to the June Adult Social Care and Housing Overview and Scrutiny Committee.

**67. UPDATE ON THE STUDENT IMPACT AD HOC PANEL**

67.1 The committee received an update from the Chairman of the ad hoc Panel, Councillor Anne Meadows. Councillor Meadows explained that the initially published set of recommendations were not the correct version and drew Members' attention to the revised version included in the full report. The Chairman said that the panel had worked hard to make the recommendations robust and measurable, and wanted residents to be able to see improvements in their neighbourhoods.

67.2 Councillor Georgia Wrighton, who also sat on the ad hoc Panel, commented that it had been encouraging to see the number of non-students and students who had attended the first meeting; she was pleased to see the positive relationship between students and non-students. The panel felt that the solution to some of the issues that they had heard about lay in joint working and encouraging a commonsense approach.

67.3 There was general discussion about the 37 recommendations that the panel had made. Some members commented that the Budget Committee had recently voted against extending the noise patrol's operating hours and asked whether it was still reasonable to include this as a recommendation? The Head of Overview and Scrutiny advised that the Committee was free to make any recommendations that it wished, and that if the Committee felt that it was a valid recommendation, they were entitled to put it forward to Cabinet.

67.4 The Committee voted to approve the set of recommendations.

67.5 **RESOLVED** – That the Panel's recommendations be approved.

**68. HOUSING ADAPTATIONS**

68.1 A member proposed that the report was postponed until a later date as it had not been received until the committee meeting and members had therefore not had the

opportunity to consider the report. The member felt that this was disgraceful, particularly given that no apologies had been given from the Directorate. The proposal to postpone the report was seconded by another member.

68.2 Following a discussion about whether to accept the report, the Committee voted not to accept it at today's meeting. There was cross-party agreement that the Directorate should be made aware that it was not acceptable to table reports at Committee.

68.3 **RESOLVED** – that the Directorate should be made aware of Committee's views on late reports.

## **69. SCOPING PAPER ON POSSIBLE FUTURE AD HOC PANELS**

69.1 The special circumstances for non-compliance with Council Procedure Rule 23, Access to Information Rule 5 and Section 100B(4) of the Local Government Act as amended (items not considered unless the agenda is open to inspection at least five days in advance of the meeting) are that the report could not be concluded prior to the despatch of the agenda.

69.2 Philip Letchfield, Interim Head of Adult Social Care and Performance and Development presented the report to the Committee. Mr Letchfield apologised for the lateness of the report and said that he would feed back the Committee's views to the Directorate.

69.3 The committee received a report on two possible ad hoc panel topics for consideration; these were the new dementia strategy, and the anticipated Green Paper regarding the future funding of social care.

69.4 A member commented that the Green Paper was certainly an important piece of work but felt that it would be likely to vary before it was published, so perhaps it was more appropriate to look at the dementia strategy first. A number of members supported this approach and said that they would be interested in sitting on the proposed ad hoc panel into the dementia strategy.

69.5 There was discussion about whether it would be appropriate to carry out joint working with the Health Overview and Scrutiny Committee, and whether the topic was more suited for a select committee, as this had the scope for more meetings than an ad hoc panel. The Chairman agreed to speak to the Chairman and Deputy Chairman of the Health Overview and Scrutiny Committee to seek their views on the above options and to feed back at the May ASCHOSC.

The Head of Scrutiny suggested that a report should go from the ASCHOSC to the Overview and Scrutiny Commission, advising that this was the favoured ad hoc panel topic and outlining the various work options.

69.6 **RESOLVED** – It was agreed:

- That the next Panel's preferred topic was the new dementia strategy;
- The Chairman of the ASHCOSC will talk to the Chairman and Deputy Chairman of the Health Overview and Scrutiny Committee about potential joint working
- A report to be taken to the Overview and Scrutiny Commission from the ASCHOSC outlining the favoured topic option.



**70. REVISED HOUSING STRATEGY**

- 70.1 The Committee received a report updating them on the Housing Strategy since June 2008 from Andy Staniford, Housing Strategy Manager. The Committee heard that the whole city had been affected by the recession and that the draft Strategy had been revised to reflect this. Mr Staniford explained that there had been two months of consultation on the draft strategy. The draft strategy had been used as an example of good practice in numerous locations, both nationally and internationally.
- 70.2 A member asked whether there would be any more opportunity for consultation or comment. Mr Staniford explained the strategy would be subject to ongoing review once published.
- 70.3 Members congratulated Mr Staniford and his team for the good work and good practice that they had developed. They were pleased to note that student housing would have its own strand within the strategy.
- 70.4 **RESOLVED** – That the department be congratulated for their good work and good practice.

**71. REPORT ON EXTRA CARE HOUSING AND CHOICE BASED LETTINGS**

- 71.1 The report has been withdrawn by the Directorate.

**72. REPORT ON THE PHYSICAL DISABILITY STRATEGY**

- 72.1 The Committee received a report from Karin Divall, General Manager, Adult Social Care. Ms Divall then responded to questions from the Committee.
- 72.2 A member queried the level of support given to people through self-directed support. Ms Divall explained that there were varying levels of support, which was provided through the Brighton & Hove Federation of Disabled People. Other service users received support through the Money Advice and Community Support Service, whilst there would always be some service users who did not want to have any support at all.
- 72.3 A member asked about the role of the Community and Voluntary Sector in delivering the strategy. Ms Divall said that it was proposed that the Community and Voluntary Sector would be on the strategy's steering group.
- 72.4 **RESOLVED** – That the Committee's comments be noted by the department.

**73. PRESENTATION AND UPDATE ON SHORT-TERM CARE COMMISSIONING PLAN**

- 73.1 Jane MacDonald, Service Improvement Manager, gave an update statement on the Commissioning Plan. There was a perceived inequality about how people accessed services and funding.
- 73.2 There was a query about whether reablement had a fixed or a variable cost; Ms MacDonald confirmed that the costs were mean-tested but offered to find out the full information and forward this to the councillor.

73.3 **RESOLVED**- It was agreed:

- That the update be noted
- That further information about reablement costs be circulated to the relevant councillor.

**74. PERFORMANCE REPORTS FROM ADULT SOCIAL CARE AND HOUSING  
DIRECTORATE**

74.1 Members considered performance reports from Adult Social Care and from Housing. Philip Letchfield, Interim Head of Adult Social Care and Performance and Development and John Austin-Locke, Policy, Performance and Community Participation Manager, responded to members' questions.

74.2 Mr Letchfield explained that Adult Social Care was coming to the end of one system of regulators; the new regulator was carrying out consultation on how they would operate in the future. Mr Letchfield said that he would keep the Committee updated with progress.

74.3 Mr Austin-Locke said that the Housing performance report was the standard report that would go to Housing Cabinet, Area Panels etc.

74.4 Both officers invited members to email them directly with any queries or concerns about the performance reports.

74.5 **RESOLVED** – That the performance reports be noted.

**75. ITEMS TO GO FORWARD TO CABINET OR THE RELEVANT CABINET MEMBER  
MEETING**

75.1 Item 67 – the Update on the Student Impact Ad Hoc Panel- will go to Cabinet and then on to Council.

**76. ITEMS TO GO FORWARD TO COUNCIL**

76.1 Item 67 – the Update on the Student Impact Ad Hoc Panel- will go to Cabinet and then on to Council.

The meeting concluded at 6.00pm

Signed

Chair

Dated this

day of

# HOUSING CABINET MEMBER MEETING

## Agenda Item 127

Brighton & Hove City Council

**Subject:** 10 year leasing – Temporary Accommodation  
**Date of Meeting:** 29<sup>th</sup> April 2009  
**Report of:** Director of Adult Social care & Housing  
**Contact Officer:** Name: **Sylvia Peckham** Tel: **293318**  
E-mail: Sylvia.peckham@brighton-hove.gov.uk  
**Key Decision:** Yes Forward Plan No. HSG 94589  
**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 To seek a general authority for the Director of ASC & Housing to enter into leases and Management Agreements of up to 10 years for the purposes of providing accommodation for households who would otherwise be homeless or overcrowded. The Council continues to need accommodation for vulnerable homeless households, social care and health clients e.g. those identified by the Community Mental Health Team (CMHT) or intentionally homeless families. In addition we have recognised that there are tenants who are living in over-crowded conditions in the city who are unable to access alternative private rented accommodation themselves.
- 1.2 The scheme will provide an alternative to the existing shorter-term arrangements the Council uses for leasing property thereby providing more settled and secure accommodation. This will be a more attractive option for households who are currently over-crowded who are looking for settled accommodation to move to. This will alleviate over-crowding in council accommodation, making better use of the stock and will also alleviate the pressure on council accommodation as being seen as the only form of secure housing. It will also enable better opportunities for planning expenditure and value for money in relation to accommodation costs.

#### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet member for Housing resolve that the Council be authorised to enter into leases for up to 10 years in accordance with the terms of this report and

- 2.2 Delegate authority to the Director ASC & Housing to negotiate the final Heads of Terms with each landlord in consultation with the council's Valuer, the Head of Law and Finance and Property.

**3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:**

- 3.1 The council has decided that it is best practice for all procurement of leased accommodation to come from Housing Strategy Division. This helps achieve best value, reduces costs of procurement, administration and assists in maximizing housing benefit. This is in line with the commissioning strategies for CYPT, mental health and learning disabilities.
- 3.2 The detail of any direct leasing scheme would be agreed with reference to colleagues outlined in paragraph 2.2. The leases and Management Agreements themselves would include adequate break clauses to protect the Council's interest and that the Council would not take on any responsibility for major repairs to property structure, exterior or installations. The Council's Head of Law would be closely consulted on the lease and contract in order to ensure the Council's position is properly protected particularly in relation to potential liabilities such as claims for dilapidations or disrepair arising during the lease or at lease end.

**Demand**

- 3.3 Officers are looking at new schemes to provide the necessary level of properties to keep pace with demand and achieve value for money. The demand for temporary accommodation is expected to be in the region of 700 units each year over the next 10 years
- 3.4 The need for Temporary Accommodation in the first place is due to the general lack of permanent accommodation or other accommodation that is available for homeless households.
- 3.5 It is anticipated that initiatives to prevent homelessness will help manage growth in demand that are expected due to the current uncertainty in the economic climate. However, factors such as the still relatively high cost housing market, restrictions on mortgage lending and uncertainty in the employment market, as well as the continuing need to meet statutory obligations under the Housing Act, Children Act, and NHS and Community Care Act will lead to a continuing of demand for leased accommodation
- 3.6 We are also aware that there is a significant proportion of households in council and RSL housing stock who are overcrowded, whilst at the same time there is currently an over supply of large family housing available in the private housing market. Overcrowded families in council and housing association accommodation are reluctant to relinquish their secure tenancy to move to the private market even though this will alleviate their overcrowded situation, as they are concerned over the lack of security.
- 3.7 Our Under Occupation Officer within Choice Based Lettings, has achieved excellent results in enabling many households who were in

accommodation that was too large for their needs to move into smaller accommodation and thereby free up larger family housing. However, there are still a significant number of households who are overcrowded despite these larger properties being freed up and so by taking on properties for 10 years, we will be able to offer an alternative to meeting their needs

### **Supply**

- 3.8 Officers have been investigating a number of schemes that can provide different types of Temporary Accommodation (TA) to that used now. Some can provide TA in the short and longer term i.e. up to 5 years and we have a one contract that can still procure accommodation for 10 years. In addition there is the potential LDV which will provide up to 499 units over 5 years.
- 3.9 By leasing, or taking properties on under Management Agreements for 10 years we would be able to be able to offer families a degree of security for 10 years which would make a more attractive option and so alleviate overcrowding in social housing. This would also make better use of the total housing stock in the City.
- 3.10 There are existing suppliers that can be used on this basis but in order to keep pace with the demand for accommodation and to ensure better use of all the accommodation in the city, we need to be able to offer longer term security for both landlords, potential tenants and to ensure the longevity of the supply of accommodation
- 3.11 There is a need for a mix of solutions. Some short, medium and long term leasing and Management Agreements allows flexibility for changes in demand and client groups. This helps develop sustainable communities as we have a more long term measured approach rather than a quick fix. This also joins up with other council initiatives e.g.. Private sector Empty Property Grants/Assistance, Landlords' Major Work Assistance.
- 3.12 Leasing and taking properties under Management Agreements has helped reduce the proportion of permanent lets to homeless households over the last year, thereby enabling more households who are not homeless but are in housing need, to successfully bid on secure tenancies. In the light of sustainability issues, this has helped to significantly reduce the proportion of vulnerable residents moving directly into social housing, which contributes to reducing the concentration of vulnerable people in social housing and enables a mix of communities to develop across the city. We would therefore like to expand on this option so that in addition to housing various homeless households, we can also offer a 10 year security to existing council and Housing association tenants who are in housing need and who are not being successful in their bidding on the properties they would like under Choice Based lettings.
- 3.13 Taking on properties for 10 years will enable the Council to maximize the supply and the flexibility of temporary accommodation, improve the quality of temporary accommodation and minimise the costs to the Council associated with private sector provision. In particular it will

enable us to gradually move away from using more expensive and unsuitable temporary accommodation especially bed & breakfast accommodation and housing association leasing schemes. A key aim is to increase the range of provision available in order to gain cost benefits and ensure continuity of supply should any existing partner not deliver adequate units at appropriate costs that will meet the needs of a range of clients.

3.14 The projected yearly demand is detailed in the table below:

**Yearly Demand for Temporary Accommodation**

<b>Client group</b>	<b>1 bed/studio</b>	<b>2 bed</b>	<b>3 beds</b>	<b>4 beds</b>	<b>TOTAL</b>
Statutory Homeless*	270	190	40	4	504
Mental Health	50				50
CYPT		35	15	1	51
Learning Disability	25				25
Older People	20				20
Asylum Seekers	3	2			5
Physical Disabilities	20	5			25
<b>Sub Total</b>	<b>388</b>	<b>232</b>	<b>55</b>	<b>5</b>	<b>680</b>

**4. CONSULTATION**

4.1 None

**5. FINANCIAL & OTHER IMPLICATIONS:**

Financial Implications:

5.1 KEM Property Services currently offer the authority 10 year leasing but this has been found to be of a high unit cost and does not cover for any voids or bad debts. By being able to offer 10 year leases/Management Agreements to individual landlords, we will be able to secure properties for good rates, offering good value for money.

The scheme would provide in the region of 12 new properties per annum and all costs will be managed within existing budgets

Properties of 3 bedroom sizes and above will be on a Management Agreement Contract rather than a lease. This will enable us to let those properties on Assured Short hold Tenancies which will attract the Local Housing Allowance rate of Housing Benefit which is identical to all private rented properties. This will minimise the risk of changes in Housing Benefit to the Council.

The lease/Management Agreement payment to the owner will be subject to a 5 year review. If the market changes substantially then we have the opportunity to re-negotiate the rate payable. In addition, all contracts have a

break clause in the event that Housing Benefit changes substantially as to render the scheme financially no longer viable.

We have on-going demand for approximately 700 units of accommodation each year to deal with overcrowding and new demand. The LDV will deliver up to 499 units over 5 years and so there is still a shortfall to be supplied. While we can only offer short – medium term solutions, we are not able to offer alternative options for households who need a longer term, settled solution.

Finance Officer Consulted: Neil Smith

Date: 23/03/2009

Legal Implications:

- 5.2 Under section 206 Housing Act 1996 local housing authorities such as the council may discharge their housing obligations to homeless persons by securing suitable accommodation from the private sector for subletting. Local housing authorities are positively encouraged by the Homeless Code of Guidance for Local Authorities to maximise leasing from this source. As mentioned in paragraph 2.2, the Head of Law will be closely involved in drawing up the leases and agreements to ensure that the Council's interests are protected.

Lawyer consulted: Liz Woodley Date: 23.03.09

Equalities Implications:

- 5.3 The proposal to enter into 10 year leases will enable us to provide more settled and accessible accommodation which will reduce inequality for vulnerable people, including those with disabilities in the city.

Sustainability Implications:

- 5.4 This proposal will support the the commissioning of accommodation locally and working in partnership with the private sector to provide good quality accommodation to meet the corporate needs of the Council. This will enable people to become settled and for accommodation to be scattered around the city thereby contributing to mixed and sustainable communities.

Crime & Disorder Implications:

- 5.5 None.

## Risk & Opportunity Management Implications:

- 5.6 The proposal will contribute to the council's strategic priorities of obtaining better use of public money and contribute towards reducing inequality by providing good quality accommodation suitable for meeting households' needs.

## Corporate / Citywide Implications:

- 5.7 This proposal will expand the accommodation available to households as we will be working in partnership with the private sector, which is the largest sector of accommodation in the city to provide housing solutions for the most vulnerable households.

## **6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 Currently we can offer up to 5 year leases/Management Agreements which has contributed substantially to providing alternative good quality accommodation to bed & breakfast. However, this has limitations in being able to offer longer term solutions to people who have particular housing needs e.g. adapted accommodation.
- 6.2 We are seeking to make better use of the housing stock in the City, and overcrowding is an issue within the Council owned stock. Tackling overcrowding is a priority for both the Audit Commission and the CLG. We need to offer tenants a longer term solution to alleviate their housing need or they will not be inclined to move from a secure tenancy despite being overcrowded. The alternative is for them to remain overcrowded and continue bidding on a very limited supply of larger council accommodation.
- 6.3 In Dec 2004, P&R Committee gave approval to enter into contracts with 3 providers who would deliver 200 units of accommodation for 10 years. Unfortunately, due to unforeseen changes in the housing market, only one of the providers was able to deliver their full quota. One provider delivered no accommodation and the third provider was only able to deliver a third of their quota. In evaluating whether to tender further contracts, the risks of the successful contractors not then being able to deliver are fairly high, particularly given the current economic climate. It was decided therefore not to pursue this option but to seek approval to enter into 10 year contracts on individual properties with any provider. The risk of having properties delivered is therefore minimised.

## **7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 The recommendations have been made so as to offer a long term contract with a number of landlords. This will ensure we obtain value for money as we will be able to negotiate with a number of landlords, and it will also offer security to landlords and potential tenants, thereby enabling more flexible use of the accommodation. Overall, it will make better use of all the housing stock in the city as a whole.



## **SUPPORTING DOCUMENTATION**

### **Appendices:**

None

### **Documents In Members' Rooms**

None.

### **Background Documents**

None.



# HOUSING CABINET MEMBER MEETING

## Agenda Item 128

Brighton & Hove City Council

**Subject:** Choice Based lettings and Extra Care  
**Date of Meeting:** 24<sup>th</sup> April 2009  
**Report of:** Director, Adult Social Care and Housing  
**Contact Officer:** Name: Karin Divall/Sylvia Peckham Tel: 29-4478  
E-mail: [Karin.divall@brighton-hove.gov.uk](mailto:Karin.divall@brighton-hove.gov.uk)  
**Key Decision:** No  
**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report explores how we could develop a model of allocation for extra care housing that provides transparency, addresses value for money, and meets the care and support needs of vulnerable people in the City within a framework of Choice Based Lettings.
- 1.2 Extra Care is a resource that meets the long term care needs of older people so that the assessment for and provision of social care is essential. However we also recognise the benefits of delivering extra care within Choice Based lettings, the approach adopted for the allocation of housing across the City.
- 1.3 Extra Care housing is funded through a mixture of housing, social care and supporting people funding streams and as such it is a specialist form of supported housing that is allocated based on social care needs. It is currently allocated following a social care; Fair Access to Care (FACS) assessment which is based on care and support needs rather than housing needs, although the person may be in housing need.
- 1.4 There are currently 33 extra care flats in the City managed by Hanover Housing that are available for rent, with a further 40 rented flats available at Patching Lodge from May 2009. Some of these properties are already committed to former tenants of Patching Lodge who were given an undertaking prior to decanting that they could return if they wished.

#### 2. Recommendations

- 2.1 That the Cabinet Member endorse that Extra Care Housing should be allocated through Choice Base Lettings in line with the allocation of other affordable housing across the City

- 2.2 That the Cabinet Member endorse that all extra care vacancies are marked as such within the Homemove publications and are available only for people following an ASC assessment and confirmation that they meet ASC eligibility for extra care housing.

### **3.0 RELEVANT BACKGROUND INFORMATION**

#### **Choice Based Lettings**

- 3.1 Choice Based Lettings (CBL) is the platform adopted by the Council through which to allocate properties based on housing need. Households are assessed under the Allocation policy and are awarded a Banding depending on their housing need and medical circumstances and a priority date depending on when they either applied to join the Housing Register or were re-assessed into a higher band.
- 3.2 Housing Management and partner RSLs advertise vacant properties and households bid for up to 3 each fortnight. The shortlist is drawn up on the basis of the household in the highest band with the earliest priority date having first been checked for eligibility i.e. if the property is for over 50s and a person under 50 bids on it.
- 3.3 We have explored whether Extra Care Housing could be incorporated into CBL in line with the legal framework for housing allocations. All authorities are required to introduce an element of choice in their allocations policy by 2010. This would provide improved transparency and is in line with increased choice and control for users of Adult Social Care services.

#### **Extra Care Housing**

- 3.4 Extra Care is a relatively new concept and has been promoted by the Department of Health as a more appropriate response to meeting the long term care needs of older people. What distinguishes it from sheltered or supported housing is the level of personal social care on site. The commissioning of the care and pathway have therefore been managed through Adult Social Care assessment and have come from all housing tenures. Extra Care housing is a “meeting point” for two historically different approaches.
- 3.5 Extra care Housing is currently allocated by Adult Social Care using the following criteria that tenants would usually:
- be ordinarily resident in Brighton & Hove, and
  - be over 55 years of age, and
  - be assessed as requiring support to maintain independent living that cannot be provided within their own homes, or
  - be *at risk* of being admitted to residential care, or
  - be currently living in residential care but able to live more independently, or
  - be leading an unacceptably poor quality of life with no prospect of improvement so long as they continue to live at home.
  - Should be willing to accept support and have a care plan.

## **4 PROPOSAL**

4.1 Housing Strategy are reviewing the way both Sheltered Accommodation and Adapted Properties are allocated and are proposing that such properties are advertised through Choice Based Lettings with bidding being restricted to those households who have been assessed as needing that type of accommodation. This will safeguard households bidding for properties they do not need and will ensure better use is made of the stock.

4.2 Extra Care housing could also be allocated using the same procedures. When a unit becomes available it would be advertised with details as to the level of mobility and number of hours care that can be offered. Only those households who have been assessed as needing Extra Care accommodation\* and need the level of care that matches that available unit, will be able to then bid for it. A shortlist will then produced of all eligible households who have been assessed as needing that type of accommodation will be produced and the accommodation offered accordingly.

\* meeting Fair Access to Care Services (FACS) substantial or critical eligibility criteria and the extra care criteria

4.3 The development of this approach would bring additional benefits:

- People would be able to apply for extra care within Choice Based Lettings and an appropriate Adult Social Care assessment could then be arranged.
- Appropriate Adult Social Care assessments could be arranged so that people are properly supported when they move into sheltered or supported housing.
- The assessment process could be developed to include other specialist and supported housing currently managed within Housing Services.
- Involvement of Adult Social Care in the housing process would improve knowledge and therefore appropriate access for Adult Social Care service users into housing.
- The allocation of specialist housing would be transparent with fair and equal access to those who needed it.
- The system of allocation by Adult Social Care would be set within a publicly accessible system of housing allocation.

## **5. ISSUES**

### **5.1 Housing Register**

In order to be eligible for Homemove, people have to first register on the transfer or joint housing register and they will be allocated within a band

dependant upon their housing needs. Those households who need Extra Care housing will then be put forward to Adult Social Care for assessment if they haven't already been assessed under the existing arrangements. The assessment will establish that

- they do need Extra Care
- the level of mobility and number of hours care that they require.

When a vacancy within extra care is identified the care provider will advise Homemove and include the level of care that is available; low (less than 5 hours per week), medium (5-10 hours per week) or high (over 10 hours). This will then be advertised in Homemove, and people will be able to bid on those available Extra Care properties which meet their requirements. In this way, needs will be matched to accommodation. A shortlist will then be drawn up and the accommodation will be offered to the household whose care needs are banded at the available level (low, medium or high) with the highest housing need (who are in the highest housing band).

- 5.2 FACS.** In order to continue to maximise value for money and the appropriate use of extra care for people with levels of care and support that can best be met in extra care, prospective applicants will need to meet eligibility criteria for social care services and to have either had an assessment or for an assessment to be undertaken. This is unlikely to delay the letting of extra care flats as the assessment will need to be undertaken anyway before the flat can be offered.
- 5.3 Security of Tenure.** People in Extra Care Housing, have Assured Tenancies, the same as tenants in general needs permanent RSL housing. This means that the RSL are not able to move people on if the service user chooses not to move because they have security of tenure.
- 5.4 Other Benefits.** Other Local Authorities who have included Extra Care housing advertising in CBL have found that because they are able to more easily demonstrate the level of need for that type of accommodation, they have been successful in attracting additional funding to develop more units. It has assisted the whole planning and development process in being able to better identify need in the area.
- 5.6 Moving On.** When people are ready to move out of Extra Care Housing, which happens very rarely, they will apply to join the Housing Register and will be assessed according to their housing need. They will then bid on properties which are suitable for their need. In addition, their Housing options will be assessed so as to advise on the most appropriate option to enable them to move from Extra Care housing. If the providers of Extra Care become partners of CBL, then those tenants needing to move out can be treated as transfers.
- 5.7 Deposits.** Supporting People have recently agreed £100k set aside to be used as Deposit Guarantees to enable people ready to move on from supported housing to access private rented accommodation. It is confirmed that this would also cover those people ready to move on from Extra Care Housing.

## 6. CONSULTATION

6.1 None

## 7. FINANCIAL & OTHER IMPLICATIONS:

### 7.1 Financial Implications:

The proposed model of allocation of extra care housing should produce efficiencies in the process, be delivered within the budget and support value for money through the delivery of extra care support

*Finance Officer Consulted: Anne Silley*

*Date: 25.02.09*

### Legal Implications:

7.2 Each local housing authority is statutorily required to have an allocation scheme for determining priorities and as to the procedure to be followed in allocating housing accommodation. The Council has an allocation scheme – Choice Based Lettings. Local housing authorities must not allocate accommodation otherwise than in accordance with their scheme. The Council must afford all registered social landlords with whom they have nomination rights the opportunity to comment on changes to a scheme which constitutes a major change of policy. (section 167 (7) Housing Act 1996.) It is not considered that the proposed changes dealing with the allocation of extra care housing amount to a major change of policy.

The report recommends adopting a model of allocation for extra care housing which should enable the Council to meet the housing needs of older and disabled service users in a fair and transparent manner and utilising value for money principles. The allocation of such housing will be made in accordance with existing eligibility criteria which is a lawful and proper methodology for Councils to use in terms of meeting their statutory duties within available resources.

It may be necessary to ensure that appropriate support is given to vulnerable adults who are eligible for such housing in terms of using the bidding process to ensure that they do have unfettered access to this service. There are no other specific legal /human rights implications which arise from this report, in terms of community care legislation.

*Lawyer Consulted: Liz Woodley/Hilary Priestley*

*Date: 25.02.09*

### Equalities Implications:

7.3 Extra Care Housing provides housing and care for some of the most vulnerable people in the City and enables people to live independently and securely with high levels of health and care needs.

### Sustainability Implications:

7.4 Extra Care housing that has been newly developed in the City has been built to high standards of sustainability and in accordance with the City's policies.

Crime & Disorder Implications:

- 7.5 Extra Care housing provides a secure yet independent form of housing for vulnerable older and disabled people.

Risk and Opportunity Management Implications:

- 7.6 Failure to adopt the changes prescribed in the attached new Allocations Policy could render the Local Authority vulnerable to legal challenge.

Corporate / Citywide Implications:

- 7.7 This proposal will increase the choice of services available locally for people who need Extra Care Housing and so enable them to participate as equal citizens in the city of Brighton & Hove.

**8. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 8.1 The alternative would be for the policy to remain as per the current policy. This however may leave the Local Authority open to legal challenge as Extra Care Housing would be allocated outside of the Council's adopted policy of Choice Based lettings.

**9. REASONS FOR REPORT RECOMMENDATIONS**

- 9.1 This decision is being sought so that extra care housing can be allocated in a transparent way which will prevent any potential for legal challenge in the future.

**SUPPORTING DOCUMENTATION**

**Appendices:**

*None*

**Documents In Members' Rooms**

*None*

**Background Documents**

*None*



# HOUSING CABINET MEMBER MEETING

## Agenda Item 129

Brighton & Hove City Council

**Subject:** Review of Learning Disability Housing Strategy  
**Date of Meeting:** 29<sup>th</sup> April 2009  
**Report of:** Director of Adult Social Care & Housing  
**Contact Officer:** Name: **Mark Hendriks** Tel: **293071**  
E-mail: [mark.hendriks@brighton-hove.gov.uk](mailto:mark.hendriks@brighton-hove.gov.uk)  
**Key Decision:** No  
**Wards Affected:** All

### FOR GENERAL RELEASE

#### 1. SUMMARY AND POLICY CONTEXT:

- 1.1 This is an annual update of the Learning Disability Housing Strategy, 2007-2010.
- 1.2 It is reviewed in the context of the new Learning Disability Commissioning Strategy 2009-2012, the new Housing Strategy 2008-2013 and Valuing People Now, 2009.
- 1.3 The summary of progress achieved so far and ongoing action plan is attached.

#### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet member for Housing notes the report and attached progress report the Learning Disability Housing Strategy, 2007-2010.
- 2.2. That the Cabinet member for Housing agrees that future updates will be made as part of the annual review of the Learning Disability Commissioning Strategy.

#### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The current Learning Disability Housing Strategy was agreed in November 2007. The strategy has been implemented through the 'A Place to Live' sub group of the Learning Disability Partnership Board that is responsible for overseeing the implementation of Valuing People Now locally.
- 3.2 Since 2007, a new Housing Strategy for the city has been developed, as has a new Learning Disability Commissioning Strategy. In addition, Valuing People Now has recently been launched.
- 3.3 This report is therefore an update on progress made in delivering the strategy with links to the new overarching strategies set out in 3.2.

#### **4. CONSULTATION**

- 4.1 This report is for information and has not been subject to new consultation. Implementation of the actions in the strategy through the work of the Partnership Board includes representation of carers, service users, advocacy organisations, providers, Housing, Health, and the Children and Young People's Trust.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### **5.1 Financial Implications:**

The pooled Learning Disabilities budget for the next 3 financial years is approximately £30m each year. The commissioning strategy will focus on the continued use of individualised budgets and self directed support which will manage growth more effectively and will be used to commission and remodel services so that they are more personalised and flexible and so achieve improved outcomes and value for money. This strategy will help contribute to the reduction of the existing high unit costs across the service.

*Finance Officer Consulted: Neil Smith*

*Date: 02/03/2009*

##### **5.2 Legal Implications:**

This report provides an update on a Strategy that has already been considered and approved. There are therefore no specific legal implications arising from this report. The Strategy itself complies with National Policy and advances an individualised approach to the provision of housing and accommodation for people with learning disabilities; in doing so it takes account of individuals' Right to Family Life as enshrined in the Human Rights Act 1998. There are no proposals for change to the delivery of the strategy so that further consultation is not necessary at this time.

*Lawyer Consulted: Sandra O'Brien*

*Date: 6 April 2009*

##### **5.3 Equalities Implications:**

A full Equalities Impact Assessment of the Learning Disability Commissioning Strategy is being carried out and the relevant actions from this have been included in the revised Learning Disability Housing Strategy.

##### **5.4 Sustainability Implications:**

The commissioning of housing and support services is in accordance with sustainability objectives and the housing objectives aim to reduce the reliance on resource heavy residential services.

##### **5.5 Crime & Disorder Implications:**

The commissioning of housing and support services is in accordance with the local objectives to prevent crime and disorder. Supporting people to access more independent, mainstream housing options encourages greater social inclusion and integration.

5.6 Risk & Opportunity Management Implications:

The Learning Disability Housing Strategy works towards the council's priorities in creating better homes for citizens and maximising value for money. It also supports national requirements to increase the amount of people in settled accommodation.

5.7 Corporate / Citywide Implications:

5.7.1 The revised Learning Disability Housing Strategy fits with the corporate objectives in aiming to reduce inequalities that people with learning disabilities face when accessing housing, by increasing people's choices and opportunities.

5.7.2 It also fits with directorate objectives; in aiming to develop informed choice of housing for people with learning disabilities so that housing meets their needs, is personalised, high quality and value for money. Reducing inequality is integral to the aims of the strategy and is explicitly addressed in specific Equalities Impact objectives.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

6.1 There is an option of continuing to provide annual reviews of the Learning Disability Housing Strategy, alongside annual reviews of the Learning Disability Commissioning Strategy.

6.2 This may represent an unnecessary duplication of information.

6.3. The A Place to Live sub-group, which will take the actions of the Learning Disability Housing Strategy as it's work plan, will be required to report quarterly to the Learning Disability Partnership Board.

**7. REASONS FOR REPORT RECOMMENDATIONS**

7.1 This update shows progress made to date in the life of this strategy.

7.2 The A Place to Live sub-group will report to the Learning Disability Partnership Board and be governed by them.

7.3 Progress on Housing for people with learning disabilities will be included in annual reports to Cabinet of the Learning Disability Commissioning Strategy.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Learning Disability Housing Strategy 2007-2010: update 2009.

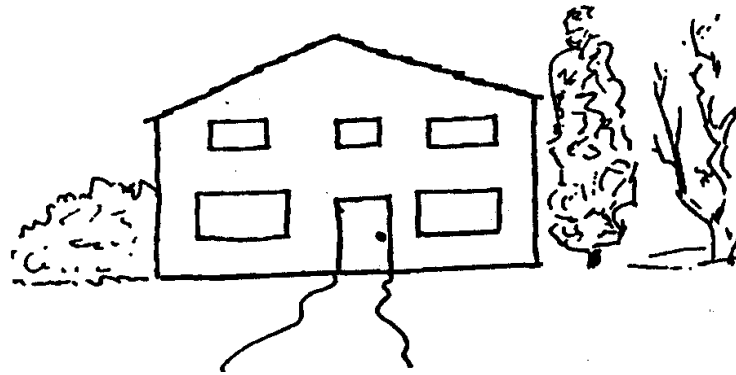
### **Documents in Members' Rooms**

None

### **Background Documents**

1. Learning Disability Housing Strategy 2007-2010
2. Learning Disability Commissioning Strategy 2009-2012
3. Valuing People Now, 2009.

Learning Disabilities Housing Strategy  
Brighton & Hove City Council 2007- 2010



2008-2009 Progress achieved to date

## EXECUTIVE SUMMARY

The Learning Disability Housing strategy set out proposals for the provision of accommodation with care and support for people in Brighton & Hove from 2007-2010. It was informed by the views and needs of the local learning disabilities population and their carers and professional networks.

The strategy was developed in the context of key government policies, in particular the Valuing People White Paper, 2001; Independence Wellbeing and Choice, 2005; and Our Health, Our Care Our Say, 2006; which set out the vision for the future of learning disability health and social care.

The strategy built on the Learning Disability Commissioning Strategy for Brighton and Hove, 2005-10.

The strategy will be informed by the recently launched Valuing People Now (2009) and the new Brighton & Hove Learning Disability Commissioning Strategy, 2009-2012; which incorporate the progress made and set new goals for people with learning disabilities to achieve greater independence, choice and control.

It will also be influenced by the Brighton & Hove Housing Strategy 2008-2013 which sets out the overarching Housing Strategy for the city.

## FOUR CORE OBJECTIVES

The Learning Disability Housing Strategy, 2007-2010, set out a vision:

***To enable people with learning disabilities and their families to have greater choice and control over where and how they live. To achieve this vision we need to ensure that not only is there a supply of suitable accommodation but also that care support services (ranging from low level support to high level personal care) are available.***

The above vision to be delivered through the following core objectives

- 1. To ensure that people with learning disabilities have access to a range of housing and support to enable them to progress and move through services.**
- 2. To provide high quality accommodation and support for people who have complex and long term needs to live as independently as they can in the community.**
- 3. Where possible and appropriate, to meet the accommodation needs of people with learning disabilities locally near their family and friends.**
- 4. To provide appropriate housing and support for people with learning disabilities who are older or whose carers are older.**

## SUMMARY OF PROGRESS MADE

At the time of writing the strategy in 2007, it was identified that Brighton and Hove had a high proportion of people with learning disabilities in residential care and a high proportion of people placed outside of the city. There was a perceived lack of information, options and support for people with learning disabilities to move to greater independence.

There was also a lack of accessible accommodation available to people, both in mainstream and specialist accommodation, which was leaving service gaps for a learning disability population that is ageing and has increasingly complex needs.

### **Key Achievements and Outcomes:**

- To improve information and to provide advice and support on housing options available, we created a new Housing Options Officer in July 2008 whose role it is to work exclusively with people with learning disabilities and their support networks. To date, this person has worked with 34 people and is currently supporting 10 people to have their own tenancy for the first time through the private rented sector and the council managed Private Sector Lease Initiative. Other outcomes for people include sustaining their own tenancy through support and advice and assisted bidding through the council's Choice Based Lettings scheme.

They are also working to break down the barriers to people with learning disabilities having equal access to a full range of housing options. This has included creating accessible housing options literature, an accessible tenancy agreement and engaging in joint working with all relevant partners in housing and social care to support people to achieve their housing goals. They work closely with the newly created Sheltered Housing officer to help people to access sheltered housing where appropriate. This will mean that people with learning disabilities will be able to benefit from the supportive community within sheltered schemes.

- To reduce the use of residential care we commissioned a new Supported Living service for 6 young people in early 2008. The service was commissioned in partnership with the young people and their families using Self Directed Support to maximise choice and control.



A new supported living development at Westbourne is also due for completion in November 2009. This new project will offer additional Short Breaks (14 units), replacing the existing service based at Pioneer House, and supported accommodation (10 units). The supported accommodation to be provided comprises of 5 flats for people with learning disabilities who also have some physical disabilities. There will be shared accommodation for 5 younger people with learning disabilities where they will develop their independent living skills and be supported to move on to other housing options when they are ready. The accommodation is being allocated to the following priorities; people who are currently placed out of the city, those whose accommodation no longer meets their needs and for new people coming through transitions.

- People have used Self Directed Support to choose independent living options rather than residential care. Of 28 people with an Individual Budget, 15 live at home with their families, 12 live in Supported Accommodation and 1 lives in a Shared Lives placement.
- To reduce the number of people placed out of area, we have worked with local providers to enable people to move back to the city and are commissioning a new service through competitive tendering for 5 people with complex needs who are currently placed outside of Sussex. We also want to prevent young people moving out of area and are working with east and West Sussex to jointly commission a service for young people with particularly complex needs.
- To improve the accessibility of accommodation available locally, it is proposed to commission an Extra Care/supported living service in Brighton which will provide 24 self contained units with 24 hour staffing on site with flexible support for people with learning disabilities and those with physical disabilities. The accommodation is being built to lifetime homes standards and will provide 8 fully accessible wheelchair units.
- Extensive work has been completed to ensure that people with learning disabilities are accessing the full and correct range of funding and benefit streams that are appropriate to their accommodation arrangements, thus maximizing their income and opportunities.



### Part 3: DELIVERING THE STRATEGY

The delivery of the strategy is progressed through the 'Place to Live' Group, a sub group the Learning Disability Partnership Board. Below is an update on the action plan designed from the objectives and priorities in the strategy

#### Action Plan

#### OBJECTIVE 1: To ensure that people with learning disabilities have access to a range of housing and support to enable them to progress and move through services

What we want to do	How we will do it	Time scale	Led by	How will we measure its success	Progress
Increase the range of housing options and models of support available in the community and ensure that people who could live more independently have the opportunity to move on with appropriate support packages	Reduce investment in residential care to enable people to access supported living type options and self directed support Develop an accommodation care pathway that provides a range of accommodation options that people can progress through to live as independently as possible.	2007-10	Lead Commissioner/ Community Learning Disabilities Team  Lead Commissioner	Reduction in the number of residential care placements by at least 10 per year  Increase in the number of people with their own tenancy by 10 per year  10 people with learning disabilities to access shared ownership  Commission supported living options/ extra care at least 10 units per year	264 people in residential care reduced to 254 March 2009  10 people have had their own tenancy for the first time  Funding obtained people being identified  New Supported living service for up to 8 young people. New Westbourne development will provide 10 additional units in 2009

What we want to do	How we will do it	Time scale	Led by	How will we measure its success	Progress
Increase information and advice about housing and welfare benefits for people to enable people to access mainstream housing	Undertake joint assessments of housing and support needs and incorporate plans to maximise independence Produce and distribute a detailed accessible housing options leaflet with input from people with learning disabilities including Black and Minority Ethnic communities To provide information on housing options through events and existing forums, and other opportunities	2007-10  March 2008  2007-10	Head of Housing Needs/Community Learning Disabilities Team  Housing Options/Community Learning Disabilities Team  Lead Commissioner/Community Learning Disabilities Team	To move on at least 10 people per year to greater independence  To increase take up of Independent Living Fund and Housing Benefit on Learning Disability accommodation services;  To increase the number and range of self directed support options  Increased numbers of people with learning disabilities and their careers to access mainstream housing developments	New Housing Options post has produced accessible leaflets and tenancy agreement. Follow up event on Housing Choices is planned for June 2009. To date 4 people have moved on to greater independence and care management reviews will be enhanced to identify people for move on.  Extensive work completed which had lead to take up of £92,000 ILF.  Additional 16 people on individualised budgets (28 in total), with a total of 79 directing their own support.  New housing options post has worked with 34 people to support them to bid on choice based lettings system and to secure properties in the private rented sector.

What we want to do	How we will do it	Timescale	Led by	How will we measure its success	Progress
To work towards providing local accommodation and support that: are <i>fit for purpose</i> in terms of wheelchair access and mobility standards	Ensure that new services commissioned include accessible units of accommodation for people with mobility needs	2007-10	Lead Commissioner/ Head of Housing Strategy and Development	Increase take up of adaptations for people with learning disabilities	Advice re adaptations and other options available to be part of care management review process
	Enable people to move from accommodation that is inaccessible for their needs	2007-10	Lead Commissioner/ Community Learning Disabilities Team	Increase proportion of accommodation provided for people with learning disabilities that is accessible	New developments at Westbourne and proposed development of St Gabriels will increase the number of wheelchair units by 10 and number of accessible units by 20.
	Increase access to new and existing housing developments including units that are accessible	2007-10	Head of Housing Needs/ Community Learning Disabilities Team		

<b>OBJECTIVE 3: Where possible and appropriate to meet the accommodation needs of people with learning disabilities locally near their family and friends</b>					
<b>What we want to do</b>	<b>How we will do it</b>	<b>Timescale</b>	<b>Led by</b>	<b>How will we measure its success</b>	<b>Progress</b>
To enable people currently placed out of the City to return to Brighton & Hove through working with other authorities in the South East region to increase the range of services available locally	Ensure that providers have the skills and training to provide services to people with challenging needs, early onset dementia, and autism.	2007-10	Lead Commissioner	A reduction in the number of out of city placements by a least 10 per year	Reduction from 121 in 2007/8 to 107 in 2008/9.  Tendering has commenced to move further 5 people with complex needs.
	Identify those at risk of being placed out of city and prioritise their needs	2007-10	Lead Commissioner /Community Learning Disabilities Team		
	Develop close working relationships with other authorities to identify areas for collaborative working	2007/8	Lead Commissioner		

**OBJECTIVE 4: To provide appropriate housing and support for people with learning disabilities who are older or whose carers are older**

What we want to do	How we will do it	Timescale	Led by	How will we measure its success	Progress
To ensure that people with learning disabilities who are older have access to mainstream services	Undertake detailed assessments of careers on an ongoing basis	2007-10	Lead Commissioner	Complete assessments for older careers over 75 and develop housing and support plans for them and their service users.	New Service to be provided by the independent sector to improve carers assessments
	Enable older people with Learning Disabilities and their careers to access mainstream housing developments	2007-10	Lead Commissioner/ Community Learning Disabilities Team	At least 10% of mainstream older people's extra care and sheltered housing services are provided for older people with learning disabilities	New Sheltered housing coordinator will link with Housing Options post to monitor and improve access
	Enable people to access self directed support	2007-10	Lead Commissioner/ Community Learning Disabilities Team	Increased numbers accessing mainstream housing services with self directed support	Of the 28 people on IB's 13 have their own tenancy.

# HOUSING CABINET MEMBER MEETING

**Agenda Item 130**

Brighton & Hove City Council

<b>Subject:</b>	<b>Update on Youth Homelessness Strategy</b>		
<b>Date of Meeting:</b>	<b>29 April 2009</b>		
<b>Report of:</b>	<b>Director of Adult Social Care and Housing</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Rachel Howard</b>	<b>Tel:</b> <b>296949</b>
	<b>E-mail:</b>	rachel.howard@brighton-hove.gov.uk	
<b>Key Decision:</b>	No		
<b>Wards Affected:</b>	All		

## FOR GENERAL RELEASE

### 1. SUMMARY AND POLICY CONTEXT:

This report covers key actions from the Youth Homelessness Strategy (launched in November 2006) that have been completed in the two years since publication. The Youth Homelessness Strategy was written in the context of the Children and Young Person's Plan, and the Homelessness Strategy, incorporating actions from both.

- 1.1 The national policy context of this strategy is directed by the government white paper 'Every Child Matters' and the Homelessness Prevention agenda.

### 2. RECOMMENDATIONS:

- 2.1 That the Cabinet Member for Housing notes this report and approves the delivery of the final year of the Youth Homelessness Strategy Action Plan.

### 3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

The Youth Homelessness Strategy was produced by the Housing Strategy Division in consultation with The Children and Young People's Trust, the Voluntary and Community sector and with input from young people. The action plan published alongside it was updated in November 2007, and again in December 2008. The Strategy was highlighted by Communities and Local Government as an example of good practice and used as a case study on their National Youth Homelessness Scheme website.

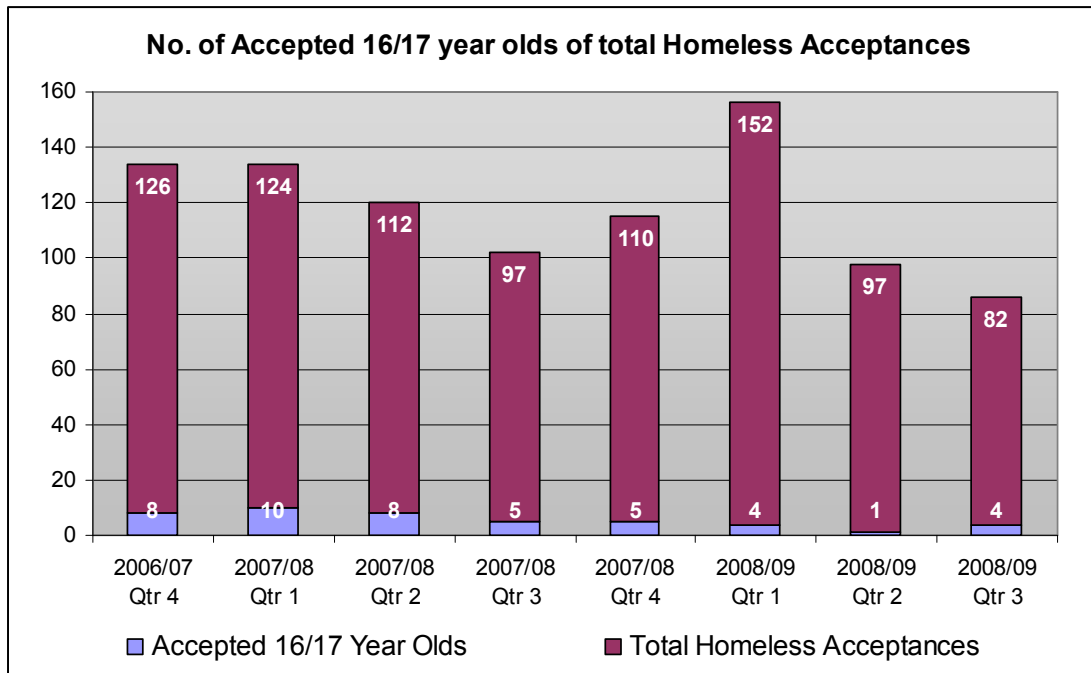
The actions related to working with Lesbian, Gay, Bisexual and Transgender homeless young people, especially those relating to the joint working with the voluntary and community sector were also highlighted on the website.

- 3.1.1 In November 2006 the government announced a new target for local authorities to achieve, which was that by 2010 no sixteen or seventeen year olds who were homeless would be placed in Bed and Breakfast (B&B) accommodation unless in an emergency. It was recognised that the lack of support staff in this type of emergency accommodation, and the inevitable exposure of young people to adults with complex needs results in them being in situations where risk factors are increased.

- 3.1.2 In September 2006 there were 29 sixteen and seventeen year olds in B&B in Brighton and Hove, placed by the Housing Options Service. By December 2008 this figure had decreased to 2. This change in numbers indicates the success of the Youth Homelessness Strategy and the actions linked to it. Integral to the strategy is the partnership working arrangements that have been entered into by statutory, voluntary and community organisations, and the cross departmental arrangements between Adult Social Care and Housing and the Children and Young People's Trust that have become better defined since the strategy was launched.
- 3.2 Within the action plan for the Youth Homelessness Strategy there are 76 actions in total. Of these, 46 have been achieved since its publication in November 2006. 20 actions have been partially achieved. This indicates that the various teams involved with the Youth Homelessness Strategy, both statutory and voluntary have worked in an integrated way, with the lead coming from Housing Options, and under the direction of the Youth Homelessness Working Group. Of particular note is the improvement of joint working between children's services and housing services that has been achieved. See Appendix 1 – the Youth Homelessness Strategy Action Plan 2007 – 2010
- 3.3 When young people become homeless, it is invariably because they have been asked to leave their parents or carers home, due to lifestyle clashes, behaviour issues and financial considerations. There are certain factors in the young person's circumstances that can often indicate early on that they will become homeless in the future. These are: exclusion from school, entrance into the criminal justice system, teenage pregnancy, substance misuse and mental health or learning disabilities. Young people with additional support needs often find it difficult to manage the transition to adulthood, and are more likely to be asked to leave the family home by their parents or carers
- 3.4 In recognition of this the Youth Homelessness Strategy was subdivided into 5 objectives, which reflect the complex needs of homeless young people and the integrated methods of working that are necessary to prevent youth homelessness.
- 3.4.1 The paragraphs below are a brief explanation of some of the actions within the Youth Homelessness Strategy that have been achieved since its launch in November 2006. The full action plan of 76 actions is attached as Appendix 1 to give a more detailed breakdown of the work that has been finished, or is still in progress.
- 3.5 **Objective 1** – Intervene early to prevent homelessness –  
In 2008/9 quarter 3 the levels of homelessness amongst sixteen and seventeen year olds has decreased to 3% of the total number of homeless acceptances in Brighton and Hove. The national average is 8%. The target at the outset of the action plan was also 8%. See table 1 below.



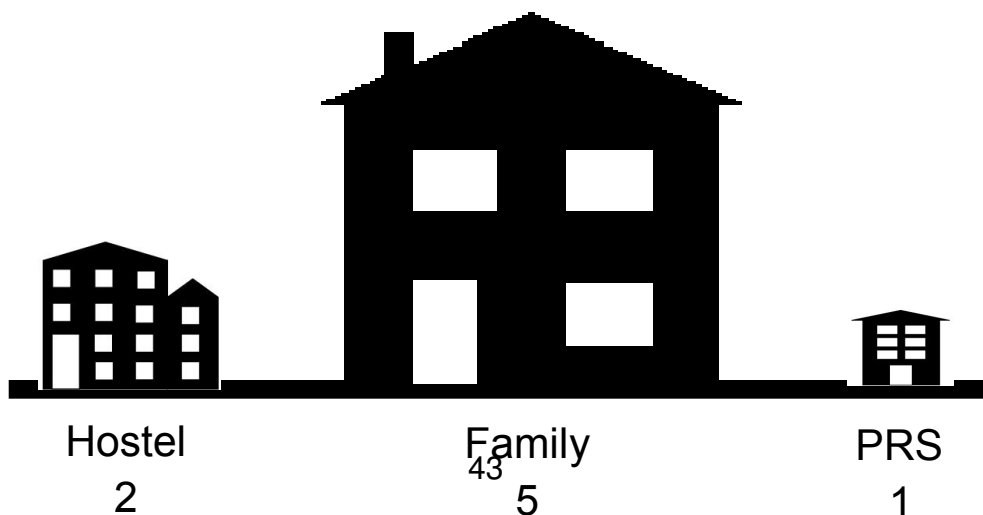
**Table 1**



This has been achieved through Housing Options working jointly with Hove YMCA, working intensively with families providing support to parents, and providing a Respite scheme for young people. This allows them to stay for 3 weeks in a hostel, whilst the relationship with their families is repaired through mediation and support.

The Respite scheme has been operational since October 2008. For the first 4 months (Oct 08 to Jan 09) there were only 12 placements in Bed and Breakfast accommodation of 16 and 17 year olds. This is comparable to 42 placements for the same period last year. This decrease in placements is due to the success of the 'whole family' approach that is embedded within the Respite scheme. Of the eight clients closed this quarter 5 (62.5%) returned to the family home or to another family member (25% of these to wait for a place in supported accommodation) 2 ( 25%) moved straight into supported accommodation and 1(12.5%) moved in to PRS accommodation. See Table 2 below.

**Table 2 Outcomes for closed Respite clients, Qtr 3, 2008-9**



3.5.1 In 2007/08 there were 132 people aged 18-25 accepted as homeless. In 2008/09 there were 140. The target for these years was less than 250 homeless acceptances in that age group. The Housing Options Service, with support from Hove YMCA achieved these targets by assisting people to access the private rented sector or supported accommodation, or enabling young people to sustain their present accommodation.

3.5.2 A Joint protocol for homeless 16 and 17 year olds is being implemented by Housing Options and the Children and Young People's Trust, to ensure that any young person in this age group will receive an integrated service, using the Common Assessment Framework.

3.6 **Objective 2** – Provide support to vulnerable young people –  
The housing needs of vulnerable teenage parents were audited in 2007, and it was identified that there was a gap in supported housing provision for this client group. A successful bid was made in November 2008 by Housing Strategy and the CYPT to the Department of Children Schools and Families for a pilot supported housing project teenage parents. The funding is for 2 years and will allow for an enhanced package of support concentrating on increasing engagement with education employment or training, whilst also improving outcomes for the children of teenage parents.

There are 139 units of supported accommodation for young people aged 16 – 25 provided through the Integrated Support Pathway, funded by Supporting People. The providers are Hove YMCA, Impact Initiative, The Foyer, and Off the Fence 60 units of floating support are provided by Hove YMCA.

All young people under the age of eighteen who are identified at the assessment stage as having a substance misuse issue are now fast tracked to RUOK the under 19s substance misuse service for treatment and an ongoing support.

3.7 **Objective 3** – Address the underlying causes of youth homelessness –  
Improving access to learning, training and employment ensures that young people are able to remain with their families, enter the private rented sector and share with friends or sustain their tenancies in supported housing. There is now a Connexions Personal Advisor for homeless young people at Hove YMCA Housing Services in the city centre.

3.7.1 All young people who are homeless and accommodated in supported housing or receiving floating support have access to accredited life skills training to allow them to move through the integrated support pathway, and into independent accommodation.

3.8 **Objective 4** – Prevent a new generation of rough sleepers –  
Every rough sleeper under 25 has a worker who will proactively relocate out of area rough sleepers, or refer those with a local connection to hostel accommodation. In 2007/2008 there were 53 young people relocated out of Brighton and Hove. Where they are aged 16 or 17 there is a co-ordinated response involving Housing Options who organise multi - agency professionals meetings to ensure fast track referrals to substance misuse agencies and mental health services, amongst others, and liaise with the relevant social care team, if there is a child protection element to the case. Additionally, in four street-counts

of rough sleepers carried out during 2008/09 only two of those found were under the age of 25.

3.8.1 All supported housing providers have signed up to an Eviction Protocol, to ensure that a multi agency meeting occurs before any young person is evicted (and therefore runs the risk of rough sleeping) from a supported housing project.

3.9 **Objective 5** – Provide a wider range of housing options for young people - Through partnership working under the direction of the Youth Homelessness Working Group a move-on group was set up involving supported housing providers, Housing Options, Hove YMCA Housing Advice Service and representatives from the CYPT. A move-on protocol has been developed to enhance the support work around move-on already being done, and a workshop organised in October 2008 for front line workers to increase their skills in this area.

3.9.1 A Private Sector Development worker funded by Supporting People in quarter 3 2008/2009 was able to assist 40 (56%) of young people aged 18 -25 who were threatened with homelessness into the private rented sector.

#### 4. **CONSULTATION**

Consultation on the updating of the Youth Homelessness Strategy action plan was done through the Youth Homelessness Working Group, which sits beneath the Homelessness and Social Exclusion Steering Group. Membership includes managers from the CYPT - including the Youth Offending Team, Integrated Youth Support Services, Social care, the Post 16 Team, Teenage Pregnancy and Sexual Health, and RUOK (the under 19 substance misuse service) Also represented are B&HCC Housing Options Service, Supporting People, and providers such as Hove YMCA, Impact Initiatives, The Foyer, and Friends First.

4.1 Hove YMCA has also carried out consultation with young people and parents, on their experiences of homelessness services for young people, which has influenced the design of services, especially the Respite scheme.

#### 5. **FINANCIAL & OTHER IMPLICATIONS:**

##### 5.1 Financial Implications:

None. All budgets relating to the strategy have already been set.

Finance officer Consulted: Neil Smith Date: 09/03/09

##### 5.2 Legal Implications:

The are no legal implications.

Lawyer consulted: Simon Court Date: 8 April 2009

### 5.3 Equalities Implications:

An Equalities Impact Assessment of the Housing Options Service which actions many of the objectives in the Youth Homelessness Strategy is being carried out in spring/summer 2009. This will look at our work with young people and examine the equalities implications of our service delivery.

- 5.3.1 There are still some actions in the Youth Homelessness Strategy relating to equalities that haven't been achieved. The Youth Homelessness Working group will be implementing a task and finish group to ensure that these action are prioritised.

### 5.4 Sustainability Implications:

With reference to the sustainable communities agenda, this ensures family and community cohesion, by encouraging young people to remain within the family home, to engage in education, employment and training and to address support needs that may affect their communities, such as drug and alcohol misuse, or involvement in the criminal justice system.

### 5.4 Crime & Disorder Implications:

Addressing the causes of youth homelessness and therefore preventing young people from becoming homeless decreases offending and anti-social behaviour amongst this cohort.

### 5.6 Risk and Opportunity Management Implications:

The Youth Homelessness Strategy is relevant to the following indicators that have been identified as key priorities within the Brighton and Hove Local Area Agreement:

- N1 116 – Proportion of children living in poverty
- NI 112 – Teenage pregnancy
- NI 156 – Number of households living in Temporary Accommodation
- N1 117 – Number of 16-18 year olds in work, education or training
- N1 141 – Number of vulnerable people achieving independent living
- NI 40 – Drug users in effective treatment

### 5.7 Corporate / Citywide Implications:

The Youth Homelessness Strategy is part of the wider Homelessness Strategy and Housing Strategy, and illustrates the directorate priorities of Adult Social Care and Housing which are:

Reducing Inequality

Working in partnership to improve the commissioning and provision of services

Providing homes to meet the needs of the city

It also feeds into the Corporate Priorities:

Reducing inequality by increasing opportunity

Better use of public money

Fair enforcement of the law

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

Not necessary

**7. REASONS FOR REPORT RECOMMENDATIONS**

For information only

**SUPPORTING DOCUMENTATION**

**Appendices:**

1. The updated Youth Homelessness Strategy action plan

**Background Documents**

1. Youth Homelessness Strategy 2007-10



## Objective 1. Intervene Early to prevent Homelessness

Priority	Action	Success Criteria	Progress	Target Date
<b>1. Prevent homelessness through the provision of timely housing options and advice</b>	Ensure inclusion of the Housing Options Service in the on-line directory of the Family Information Service	On line directory published	Achieved	April 2008
	Develop young person specialists with Housing Options Team	Specialists recruited	Achieved– 4 specialists work with under 18's and care leavers	January 2007
	Develop specialist Housing and Support Needs Assessment for 16 / 17 year olds		Achieved	April 2008
	Train specialist Housing Options Officers in working with vulnerable young people (Brighton University Course)	Training completed	Achieved	June 2007
	Improve information on preventing youth homelessness available on Brighton & Hove Council & Sussex Connexions websites	Increase in the number of hits to the Housing Options areas of the Brighton & Hove Council and Connexions website	Need to approach Integrated Youth Support managers to facilitate this action	End of March 2010
	Provide access to homeless prevention and advice at appropriate young people's advice centres across the City (e.g. YAC, Safe & Sorted, YPC)		Advice provided at Youth Advice Centre Blatchington Road, Safe and Sorted, Moulsecombe, Young People's Centre	September 2008

## Objective 1. Intervene Early to prevent Homelessness

<b>2. Develop integrated approaches to prevent family breakdown</b>	Develop referral protocol within Common Assessment Framework for young people and families who require housing advice	Ensure protocols are in place for partnership working between Housing Options Teams and area Teams of CYPT	Ongoing. Joint working protocol written, training on CAF processes in relation to homeless 16 and 17 year olds imminent. Training started amongst Housing and CYPT Integrated Youth Support Service June 2009	June 2009
	Identify families where there is a risk of family breakdown (through Common Assessment Framework)	Through partnership agencies ensure early intervention with families where there is a risk of 16 and 17 year olds being evicted from the family home	Links with Integrated Youth Support Service forums in each area of the city being established, CAF to be used after April 09	As above June 2009
	Provide a programme of support, information and advice to parents	Links made with B&HCC parenting team. Family mediation and family support service set up within Hove YMCA in partnership with Housing Options (Respite) Projected reduction in the numbers of 16 and 17 year olds in emergency accommodation is 58%	Tackling youth homelessness embedded within Parenting Strategy Respite Scheme up and running. From Oct 08 to Jan 09 there were 12 under 18s placed in B&B In the same period last year (Oct 07-Jan 08) the number was 42. This was a decrease of 71%	October 2008
	Deliver joint training programmes for professionals between Housing Options Teams and area teams of the Children & young People's Trust	Quarterly training programme embedded into corporate learning and development programme	Sessions with CYPT teams planned for 09/10	April 2010



## Objective 1. Intervene Early to prevent Homelessness

<b>3. Reduce levels of repeat homelessness amongst young people</b>	Monitor and report on the levels and causes of repeat homelessness amongst 16 and 17 year olds	Reduce repeat homelessness amongst 16 and 17 year olds to below 4%	Current Performance 0 This target has been achieved every quarter since qtr 4 06/07	April 2008
	Develop a co-ordinated response to eviction rules re: drug use and anti-social behaviour for supported housing providers (reviewed against the drugscope guidance document)	Ensure reducing eviction protocols are in place for all young persons supported housing providers	Joint protocol now published and signed up to by supported housing providers	December 2008
	Undertake feasibility study and seek funding to establish a Peer Mentoring Scheme delivered through Supported Housing Projects	Study presented by Youth Homeless Working Group to Homeless Steering Group	To progress via YHWG	End of March 2010
<b>4. Provide advice and information in schools for you people and parents</b>	Hove YMCA to pilot module of housing need in 6th Form colleges using peer education volunteers	Overall reduction in the number of presentations to Housing Options/Hove YMCA of young people who are threatened with or already are homeless.	7 peer educators recruited Number of under 25s to whom we have a full statutory homelessness duty has reduced by 14% 2006/7 – 2007/8 and is projected to reduce by a further 11% in 2008/9	End of March 2010
	Deliver training on preventing youth homelessness to Educational Welfare Officers and Teachers	Training programme established	Achieved – 4 sessions delivered in schools by Hove YMCA 2008/9. 3 sessions to be delivered 2009/10	April 2008

## Objective 1. Intervene Early to prevent Homelessness

	Improve awareness of homophobic, biphobic and transphobic bullying in schools and develop guidance for schools	Guidance published on B&HCC website on dealing with this issue.	Allsorts and B&HCC Housing Options writing guidance for young LGBT people who are threatened with homelessness	September 2009
	Expand and develop peer education in relation to housing options and homelessness	Overall reduction in young people presenting in housing need to Hove YMCA/Housing Options	Hove YMCA recruited 7 volunteer peer educators. Number of under 25s to whom we have a full statutory homelessness duty has reduced by 14% 2006/7 – 2007/8 and is projected to reduce by a further 11% in 2008/9	End of March 2010

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
5. Develop housing and care pathways for vulnerable groups	Establish an integrated housing support pathway for single homeless young people, young offenders and care leavers	Evictions from supported housing <10%. Abandonment's from supported housing <15% (Integrated pathway Bands 2 & 3)*	Achieved, Pathway launched March 07 Evictions from supported housing 2007/8 – 11% 2008/9 – 10% (projected) Abandonment 2007/8 – 5% 2008/9 – 5% (projected)	April 2007
	Integrate YOT housing worker within Housing Options Service	Ensure all young offenders requiring specialist housing and support needs assessment receive one within 5 working days	Achieved – 100% offered and appointment within 5 working days	April 2007
	Develop joint assessment between Housing and Children's Services(CYPT) of young person's needs, whether the application is made initially to the housing department or CYPT	More joined up approach incorporating lead professional and team around the child approach	CAF to be used for all homeless 16 and 17 year olds after April 09	Training done to all housing and Integrated Youth Support Staff by June 2009
	Implement and monitor the action plan developed to meet the housing related needs of pregnant teenagers and teenage parents in Brighton & Hove	More supported housing developed for vulnerable teenage parents and pregnant teenagers	Achieved successful bid made to Department of Children, Schools and families. Project to start July 09	December 2008

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
	Ensure that all teenage parents who are in independent tenancies can access floating support	Better tenancy sustainment achieved	Number of unplanned departures from the service < 15% 2007/2008	April 2007
	Ensure that young people presenting as homeless who have a substance misuse problem are fast tracked for assessment by RUOK	Increase in referrals to RUOK from Housing Options and housing support services	Achieved - Screening tool used by all support workers, housing advisers and housing options officers. 100% offered referral to RUOK where appropriate. New SP indicator from q2 2008/9 - % service users with a substance misuse problem referred to RUOK. 2008/9 Q2 – 69% Q3 – 100% Referrals to RUOK by Housing Options and Supporting People funded service 06/07 20 referrals 07/08 29 referrals 08/09 1 <sup>st</sup> 3 qtrs 19 referrals	December 2008
	Improve the response to young homeless substance misusers by responding to 15 cost neutral recommendations via the Aim [1] Group		Being monitored by the treatment and performance group, CYPT. Regular attendance by Housing options Manager to CYPT treatment and performance group. Data to follow from CYPT	March 2010

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
	Develop Housing Strategy for people with learning disabilities		Draft LD Housing Strategy complete – not yet published	September 2008
<b>6. Respond to youth homelessness among minority groups</b>	Develop private rented sector housing solutions for young asylum seekers in temporary accommodation	Reduction in the number of young asylum seekers in Bed & Breakfast accommodation	Achieved - Post 16 team have developed links with Pathways to Independence, who house young asylum seekers in the private rented sector. 100% of young asylum seekers now housed in the private rented sector or in foster care.	April 2007
	Ensure that young homeless people have fair access to housing and support services through providing information and interpretation in community languages		Achieved – All young people presenting to Ovest House (Hove YMCA) and City Direct (B&HCC) can access interpreters. Leaflet and information can be translated if necessary	April 2007
	Ensure that young BME homeless people are considered in the development of the BME Housing Strategy		BME Housing Strategy in development	March 2010
	Improve monitoring of ethnicity and nationality of young homeless and young rough sleepers		Hove YMCA relocation worker monitors ethnicity, nationality in 100% of cases.	April 2008

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
<b>7. Provide support to help young people move on to their own accommodation and sustain independent living</b>	Establish buddy scheme for young people to meet and be supported to move-on into shared accommodation in the private rented sector	55 % successfully moved on (from Band 2. 85% successfully moved-on from Band 3)	Achieved – Jan to Dec 08 77% of YP moving from band 2 providers do so in a planned way 86% of YP moving from band 3 providers do so in a planned way	December 08
	Develop a move-on toolkit for supported housing providers	All young people have move-on plan with 3 months of entering supported housing	Toolkit Launched Nov 07. Youth Homelessness Working Group instigated a Move On protocol, signed up to by all providers. Move on targets included in Supporting People workbooks New indicator from Q2 2008/9 shows 98% of young people have a move on plan within 3 months and 73% engage in a move on/life skills course	December 2007
	Work with the Credit Union to develop 'year bond' deposit scheme to assist young people to move from supported housing into the private rented sector	Launch 'year bond' scheme in 2006/07, targets to be set in 2007/08	Deposit Guarantee Scheme in operation. Supporting People funding Move-on initiative for each client group, using scheme.	March 09
	Ensure that all young people who move-on into independent housing have a re-engagement plan	100 % exit interviews including re-engagement plan for all young people leaving supported housing (planned moves)	Monthly move-on meetings established. 86% of move on from band 3 planned in 2008	April 2008

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
<b>8. Respond appropriately to LGBT youth homelessness</b>	Establish specialist LGBT Housing Options Officer	Reduction in LGBT Youth Homelessness	Post has been agreed, recruitment taking place. Interview date 3 <sup>rd</sup> April 09	Jun 2009
	Consultation process of the LGBT Housing Strategy to include young people's services	LGBT Housing strategy completed	Draft Strategy under review	August 2009
	Introduce sensitive monitoring of sexual orientation and gender identity	Monitoring of sexual orientation and gender identity in 80% of housing options cases in 2007/08; 85% in 2008/09; 90% in 2009/10	Sexuality and gender monitoring introduced 2007/8. We are not currently able to report on this by age group. However outcomes across the service for 2008/9 are: Sexuality monitoring - 70% Gender monitoring - 100% Monitoring levels to be improved. Specific reports to be obtained to identify monitoring for this age group. Further training being undertaken within Housing Options.	End of March 2010
	Review housing and support needs assessment forms to ensure that young LGBT people are appropriately assessed		Achieved – Under 18 forms redesigned with Hove YMCA. Adult support (18-24) needs assessments redesigned. Both support needs assessments identify support needs arising from sexuality and gender. Forms to be reviewed at LGBT Housing and Support Work group in 2009/10	April 2008

## Objective 2. Provide Support to vulnerable young people

Priority	Action	Success criteria	Progress	Target Date
	Develop an 'LGBT safe space' compact to be used in all young person's housing services	Less complaints of homophobic bullying received	Equalities working group being established as part of the Youth Homelessness Working Group	September 2009
	Deliver LGBT awareness training to all housing options staff and managers		Achieved	December 2007
	Ensure support providers tackle racist, homophobic, trans-phobic harassment		SP contract management ensures these issues are tackled – part of SP quality assessment framework	December 2007
	Deliver LGBT awareness training for Supported housing and temporary accommodation providers		Achieved	April 2008



### Objective 3. Address the underlying causes of youth homelessness

Priority	Action	Success criteria	Progress	Target Date
9. Improve access to learning, training and employment for young people who are homeless or threatened with homelessness	Ensure that all under 19s are referred directly to a Connexions PA if appropriate	Reduction in number of homeless under 19 year olds who are NEET*	Homeless Connexions PA in post, based at Ovest House 100% appropriate cases referred to connexions PA. Baseline data: Hove YMCA Connexions worker saw 537 homeless clients in 08/09 Worked intensively with 78 Closed 50 Moved from NEET to EET 50	April 2010
	Deliver training to increase the capacity of PA's to give housing advice	Decrease in crisis homelessness in young people, especially 16 and 17 year olds	First session booked for the 22 <sup>nd</sup> of April	June 2009
	Ensure that all homeless young people have access to accredited life skills training	55% of young people in supported housing complete a work and learning programme (Bands 3 and 4 of the Integrated Pathway)	Part of Integrated support pathway 73% of young people in supported engage with move on/life skills course	April 2008
	Deliver housing information sessions through Connexions network to young people	5 sessions per annum delivered through Connexions network	Regular sessions will be delivered through IYSS Hubs in the East West and Central areas of the city	March 2010
10. Promote financial inclusion among young people	Develop financial and student support awareness package to be delivered to years 10 and 11	Increase take up of Educational Maintenance Allowance	This is a target that is embedded into the Children and Young Person's Plan – update needed from CYPT to find out if it has been achieved	September 2009

### Objective 3. Address the underlying causes of youth homelessness

Priority	Action	Success criteria	Progress	Target Date
	Hold information event for frontline practitioners to promote take-up of financial support packages available to young people who continue in education or training		Achieved Dec 2006	December 2006
	Provide all housing options officers (under 18 specialists) with information on financial support available for under 18's who continue in education and training		Achieved, information provided.	April 2007
11. Develop targeted interventions to prevent youth homelessness due to anti-social behaviour	Deliver 'Respect' standard across all temporary accommodation	Reduction in number of evictions from temporary accommodation and supported housing due to anti-social behaviour*	Achieved	April 2008
	Deliver 'Respect' standard across Supported Housing providers		Eviction protocol and substance misuse agreed by all YP supported housing providers Evictions from supported 2007/8 – 11% against target of <10% 2008/9 – 10% (projected) Abandonment 2007/8 – 5% against a target of <15% 2008/9 – 5% (projected)	December 2008

### Objective 3. Address the underlying causes of youth homelessness

Priority	Action	Success criteria	Progress	Target Date
	Deliver training for temporary accommodation staff on addressing anti-social behaviour		Achieved Specific ASB Housing Officer for TA now in post	December 2008
12. Promote the take-up of primary health services amongst homeless young people	Provide sexual health and drugs information for young people in temporary accommodation and review services who provide condoms to ensure that they are working within PCT guidance	100 % of 16 and 17 year olds with support plan within 10 days of placement in temporary accommodation	Achieved. 100% of floating support staff trained in condom promotion scheme - C-Card, and delivering sexual health advice.	December 2008
	Incorporate sexual health issues into housing support plans with young people and ensure that staff receive appropriate training to achieve this	100% of support plans to address health needs	Needs incorporated into new support needs assessment. Health care professionals now working in hostels for young people	September 2009
	Ensure that all young people in temporary accommodation are registered with a GP and access appropriate primary health services		Need to undertake baseline audit. Part of temporary accommodation strategy	End of March 2010

## Objective 4. Prevent a new generation of rough sleepers

Priority	Action	Success criteria	Progress	Target Date
<b>13. Ensure that, wherever possible, no young person sleeps rough in Brighton &amp; Hove</b>	Ensure that any young person who is sleeping in rough in Brighton & Hove receives support from a specialist young people's worker	More than 45 YP relocated per year	In 07/08 there were 53 YP relocated out of Brighton and Hove by the Y-Contact worker In 07/08 there were 2 verified rough sleepers who were under 25	April 2008
	Ensure that every young rough sleeper under 25 has a named YAC adviser and named RSSST	Reduction in % of referrals to RSSST who are young people under 25 (baseline: 15% of referrals)	Reduction in the numbers of young people rough sleeping (target is <15% of total rough sleepers) 2006/7 – 42 (9% of total rough sleepers) 2007/8 – 36 (7%) 2008/9 data to follow from CRI	December 2008
	Every child at risk of rough sleeping to be given a named care co-ordinator		Through CAF and joint protocol arrangements	End of March 2010
	Care co-ordinator to arrange a multi-agency case conference if child at risk of rough sleeping		See above	End of March 2010
	Ensure that a multi-agency professional conference takes place before a supported housing provider commences possession action to evict a young person	Evictions from supported housing <10%. Abandonment's from supported housing <15% (Integrated pathway Bands 2 & 3)*	Joint evictions protocol established amongst SP funded supported housing providers Evictions from supported 2007/8 – 11% 2008/9 – 10% (projected) Abandonment 2007/8 – 5% 2008/9 – 5% (projected)	December 2007
	Commission a snap shot housing needs survey of young rough sleepers		To arrange through the single homeless and rough sleepers manager	August 2009

## Objective 4. Prevent a new generation of rough sleepers

Priority	Action	Success criteria	Progress	Target Date
14. Improve sub-regional housing advice and information to relieve the pressure of inward migration	Provide comprehensive information to other Local authorities and advice agencies in respect of housing options for young people in Brighton & Hove	Less inward migration from other areas to Brighton and Hove	Hove YMCA Young Persons Adviser working with Worthing BC. Reduction in the numbers of young people rough sleeping (target is <15% of total rough sleepers) 2006/7 – 42 (9% of total rough sleepers) 2007/8 – 36 (7%) 2008/9 Qtrs 1-3 90 (20%)	April 2010
	Ensure that Brighton & Hove are represented on the Youth Homeless sub-group of the South East Regional Homeless Forum	Effective sub regional and regional working with other local authorities and voluntary organisations	Representatives attend all sub-group meetings	April 2008
	Seek appropriate out of City solutions to provide housing and support for young people		Hove YMCA relocation worker successfully relocating young people out of B&H. 53 YP in 07/08 exceeding target of 45	April 2008
15. Develop cross-authority housing solutions to help young in-migrants re-connect safely	Ensure that young people without a local connection can access support whilst being reconnected with their local area	Support 45 young rough sleepers per annum to re-connect with a settled housing solution and support in their local area	Y-Contact worker Achieving this target – 53 relocated in 07/08	April 2008
	Seek to ensure young people's advice needs are considered in the SE Regional Housing Advice Strategy		Information submitted via Regional Homelessness Forum	April 2008

## Objective 5. Provide a wider range of housing options for young people

Priority	Action	Success criteria	Progress	Target Date
<b>16. Reduce the use of unsuitable temporary accommodation for families and young people</b>	Explore the use of Dispersed Tenancies for Care Leavers		Care Leaver protocol has been updated to ensure all care leavers are housed in appropriate accommodation when they leave care. Care placements can be extended beyond the age of 18	December 2009
	Only use bed & breakfast accommodation for 16 and 17 year olds as a last resort and for the shortest time possible (maximum 6 weeks)	Average length of time of 16 and 17 year olds in B&B (target less than < 2 weeks)	Between Oct 07 and Jan 08 42 young people placed in B&B , This reduced down to 12 in Oct 08 – Jan 09	End of March 2010
	Ensure that 16 and 17 year olds in temporary accommodation received a fast track referral for floating support	100 % of 16 and 17 year olds in temporary accommodation with support plan within 10 days of placement in temporary accommodation	100% of 16 / 7 yr olds who are placed in temporary accommodation referred to floating support	April 2007
<b>17. Provide greater housing choice by increasing young people's access to decent homes</b>	Produce a leaflet on moving on from Supported accommodation tailored for young people	All young people have move-on plan with 3 months of entering supported housing	Move on protocol agreed by providers and signed up to Targets within SP workbooks. Service user move on handbook published. New indicator from Q2 2008/9. 98% have a move on plan within 3 months and 73% engaged with a move on course	November 2008
	Establish the year Bond Scheme for use by Young Person's Supported accommodation Providers in partnership with the Credit Union	Better throughput in SP funded supported housing for young people	Private sector development worker funded by SP in post and actively engaging with YP to assist move on.	December 2008

**Objective 5. Provide a wider range of housing options for young people**

Priority	Action	Success criteria	Progress	Target Date
	Provide evidence to the DWP and DCLG about the impact of the Local Housing Allowance restriction for under 25s upon restricting access to the private rented sector		Achieved, but new welfare benefits legislation has not changed these regulations	December 2008
<b>18. Develop appropriate, supportive housing options for young people in crisis</b>	Develop a short-term Respite scheme to provide emergency accommodation for young people	Reduce levels of homelessness amongst 16 & 17 year olds to below national level (< than 8 % of total homeless acceptances)	Achieved 2007/8 – 11% 2008/9 – 3%	October 2008
	Encourage housing associations to provide shared accommodation for 16 / 17 year olds (Moat Housing Association Model)	Reduce levels of 16 and 17 year olds in B&B	Hove YMCA in talks with housing providers to provide shared accommodation for young people as move on from hostels.	March 2010
	Undertake feasibility study for establishing a Supported Lodgings Scheme	Reduce levels to zero of 16 and 17 year olds in B&B	Scheme to be affiliated to the Depaul Trust Nightstop, board established, Hove YMCA advising.	September 2009

