

<b>DECISION-MAKER:</b>	HEALTH OVERVIEW AND SCRUTINY PANEL		
<b>SUBJECT:</b>	INQUIRY MEETING 3 – ACCESS TO AND SUSTAINING LONG TERM ACCOMMODATION		
<b>DATE OF DECISION:</b>	2 APRIL 2014		
<b>REPORT OF:</b>	ASSISTANT CHIEF EXECUTIVE		
<b><u>CONTACT DETAILS</u></b>			
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<b>STATEMENT OF CONFIDENTIALITY</b>			
None			

## **BRIEF SUMMARY**

This report provides details for the third meeting of the Health Overview and Scrutiny Panel (HOSP) Inquiry examining the impact of housing and homelessness on the health of single people. At this meeting the inquiry will examine the barriers to remaining in long term accommodation, potential health risks of poor quality accommodation and availability of suitable accommodation.

The issues will be separated into two sections:

**PART A** will focus on access to suitable long term accommodation for single homeless people. Presentations will include:

- An overview of single housing provision - Sherree Stanley, Manager- Housing Delivery & Renewal
- HMO Licensing and quality of private sector provision - Mitch Sanders, Head of Regulatory Services and Janet Hawkins, Team Leader.
- The landlord's perspective - Colin Bagust, Southern Landlords Association South Hampshire Branch
- Probation Services – Rob Turkington, Operations Manager

**PART B** will focus on supporting people into sustaining long term accommodation:

- Developing life skills - Booth Centre, Peter Walton, Operations Manager
- Floating support Service, Family Mosaic - Steve Curtis, Regional Manager

## **RECOMMENDATIONS:**

- (i) The Panel is recommended to consider the information provided by presentations and use this, alongside the appendices, as evidence in the inquiry.

## **REASONS FOR REPORT RECOMMENDATIONS**

1. To enable the Panel to consider the evidence in order to agree findings and recommendations at the end of the inquiry process.

## **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

2. Not to proceed with inquiry. This option was rejected as the Panel have agreed to undertake the inquiry given the current high demand for single accommodation alongside the fact that single homeless people are less likely to be in priority need. It is widely known that homelessness, especially rough sleeping, has significant and negative consequences for an individual's health. Many studies have found strong correlations between homelessness and a multiplicity, and increased severity, of both physical and mental health conditions.
3. However, despite this increased morbidity, homeless people consistently miss out on the healthcare they need. As a result, health problems are left untreated and health deteriorates. When homeless people do access health services, they are likely to do so in an unplanned way (for example through accident and emergency) and to be in a state of chronic ill health. This results in longer stays in hospital and multiple readmissions, and has clear cost implications. The Inquiry aims to consider the impact and barriers to single homelessness people accessing healthcare and other services and make recommendations that aim to reduce blockages in the system and prevent future increasing demand on services, within existing cost constraints.

## **DETAIL (Including consultation carried out)**

4. The purpose of the Inquiry is to consider the impact of housing and homelessness on the health of single people, a significant number of whom have complex needs, and live unsettled and transient lifestyles, and to examine the difficulties that their everyday life presents to deliver a preventative and planned approach to improve their health and well being and access to a settled and decent home.
5. The third meeting will be split into two sections.  
Part A of the Inquiry aims to consider access to suitable long term accommodation.  
Part B will consider support services to sustain long term accommodation.

### **PART A: ACCESS TO SUITABLE LONG TERM ACCOMMODATION**

6. The panel have heard about the reliance on the private sector for sustainable accommodation for homeless people. Sherree Stanley-Conroy, Manager-Housing Delivery & Renewal, will highlight the actions the council is taking to address the supply of homes for single people, and some of the factors driving demand to the panel. Appendix 1 outlines the actions in the housing strategy relevant to single homeless people. A copy of the full housing strategy can found at [http://www.southampton.gov.uk/Images/Housing%20Strategy%202011-2015\\_tcm46-199356.pdf](http://www.southampton.gov.uk/Images/Housing%20Strategy%202011-2015_tcm46-199356.pdf)

7. The cost and availability of accommodation will have a knock on effect on the housing options available to homeless people in the private sector. Janet Hawkins and Mitch Sanders from Regulatory Services will highlight the issues around Housing in Multiple Occupation (HMO) Licensing and the quality of the private sector provision in the city. Appendix 2 gives the panel key background information on HMO licensing in the city.
8. Colin Bagust, Southern Landlords Association South Hampshire Branch will also attend the meeting to highlight the landlord's perspective on HMO licensing and providing accommodation for single homeless people.
9. Real Lettings operate a social landlord service from the Two Saints Cranbury Homeless Day Centre. Appendix 3 highlights the services and benefits they provide to homeless clients. Dominic Thompson, Manager Real Lettings South, will highlight the key issues for their clients to the panel.
10. In addition, Alison Ward, Project Manager No Limits will provide a verbal update to the panel about assessing the need for a social landlord service to cover the whole city.
11. Probation Services recognise that getting offenders into suitable accommodation is a crucial step in avoiding reoffending. Robbie Turkington, Operations Manager, will speak to the panel about the barriers their clients experience in accessing accommodation following a custodial sentence.

**TO BE CONFIRMED**

**PART B: SUPPORT SERVICES TO SUSTAIN LONG TERM ACCOMMODATION**

12. The Salvation Army offer accommodation and support to single homeless people. Peter Walton, Operations Manager, will outline the services and issues their clients face the Housing First model used successfully in America. Appendix 4 highlights the issues and potential solutions for single homeless people in the city. For further information on the Housing First model view the [Shelter good practice briefing](#)
13. Floating support is essential to homeless people to develop their independence and life skills when they move on to suitable accommodation. Family Mosaic is commissioned through Supporting People to provide key services to homeless people in their homes.  
Appendix 5 outlines the services provided by Family Mosaic. Steve Curtis, Regional Manager, will highlight the key challenges their service and clients experience and potential solutions.
14. The Panel is invited to have a discussion on the availability of suitable accommodation for single homeless people and support services to keep them in their own homes, alongside the back ground information provided in this report, and use this as evidence for the inquiry.

**RESOURCE IMPLICATIONS**

**Capital/Revenue**

15. None

**Property/Other**

16. None.

**LEGAL IMPLICATIONS**

**Statutory power to undertake proposals in the report:**

17. The duty to undertake overview and scrutiny is set out in Section 21 of the Local Government Act 2000 and the Local Government and Public Involvement in Health Act 2007.

**Other Legal Implications:**

18. None

**POLICY FRAMEWORK IMPLICATIONS**

19. None

**KEY DECISION?** No

<b>WARDS/COMMUNITIES AFFECTED:</b>	ALL
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**SUPPORTING DOCUMENTATION**

**Appendices**

1.	Housing Strategy Actions relating to single homeless people
2.	HMO licensing issues in the city
3.	Two Saints Real Lettings services and benefits
4.	Salvation Army clients - issues and solutions
5.	Outline of floating support services, Family Mosaic

**Documents In Members' Rooms**

1.	None
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**Equality Impact Assessment**

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	Yes/No
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**Other Background Documents**

**Equality Impact Assessment and Other Background documents available for inspection at:**

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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