

**A city wide commitment to resolving and preventing homelessness in Southampton.**

# Homelessness

## Prevention Strategy 2013/18

Review document



 @scctenants  @scchousing

[www.southampton.gov.uk/tenants](http://www.southampton.gov.uk/tenants)



## Appendix 1 Homelessness Review 2013

### Statistical Review

In preparation for the development of the Homelessness Strategy 2013-18, and in order to explore the challenges facing the city; a statistical review of homelessness and a summary of the financial challenges ahead was presented in July 2012 to the HSSG and used in the client focused stakeholder meetings as evidence of the needs in the city.

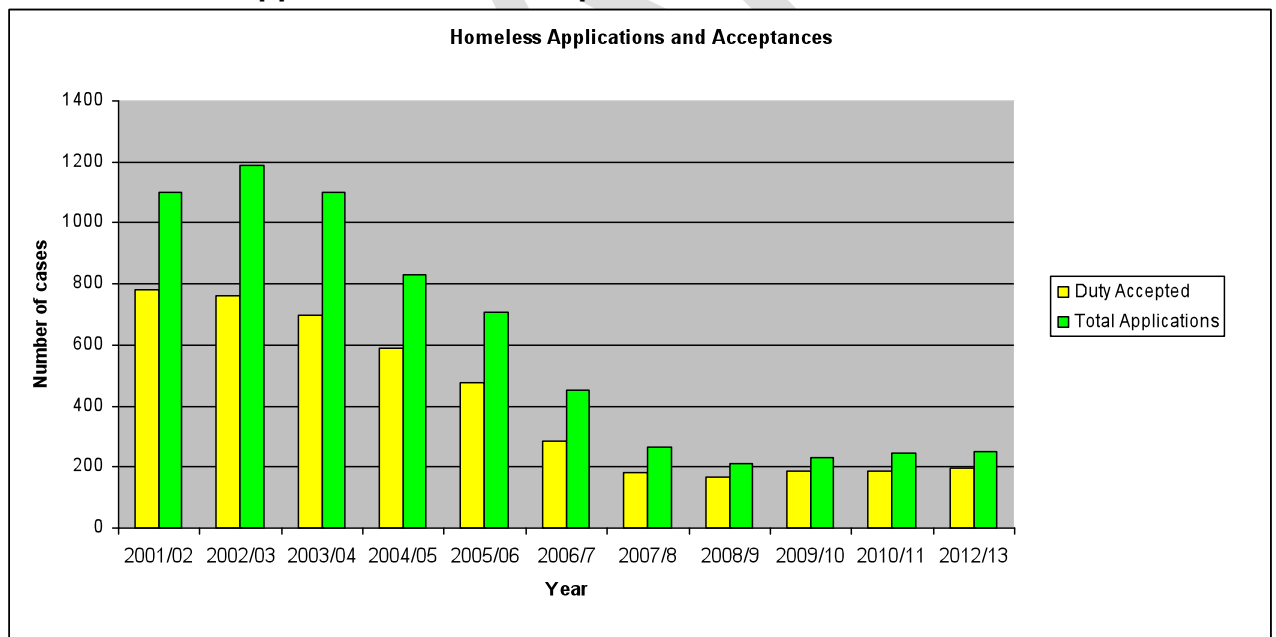
The statistical review evidenced the success of the homelessness prevention measures in the city, comparing well with national figures, whilst also showing a steady increase in homelessness since 2009.

A further update was completed using available figures in July 2013.

### Statutory Homelessness in Southampton

People defined as statutorily homeless are those to whom the council owes a duty to provide settled accommodation where they are in priority need and have become homeless unintentionally.

### Homelessness Applications and Acceptances

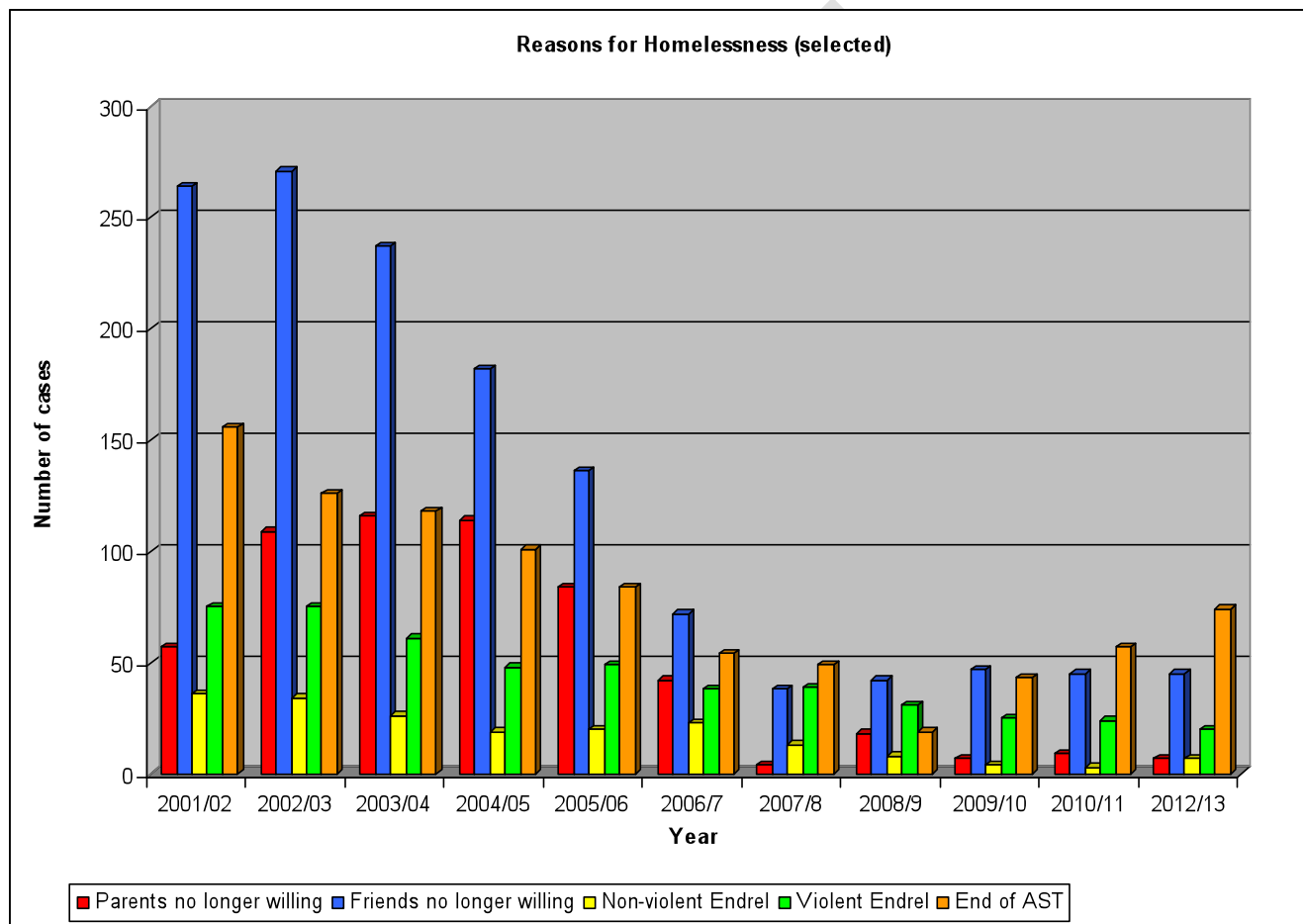


Increased Homelessness Prevention and Improved Housing Options for people at risk of homelessness had resulted in a significant decline in both Homelessness Applications and Homelessness Acceptances between 2003 - 2009. Since 2009 we have seen a rise of 11% in homelessness acceptances, this compares with a national increase of 20%, of which 10% increased in 2012.

The impact on levels of homelessness predicted from the recession and the increase in unemployment, income shock, debt etc has not yet been fully realised in Southampton, in part due to relatively low local house values and low interest rates.

### Reasons for Homelessness

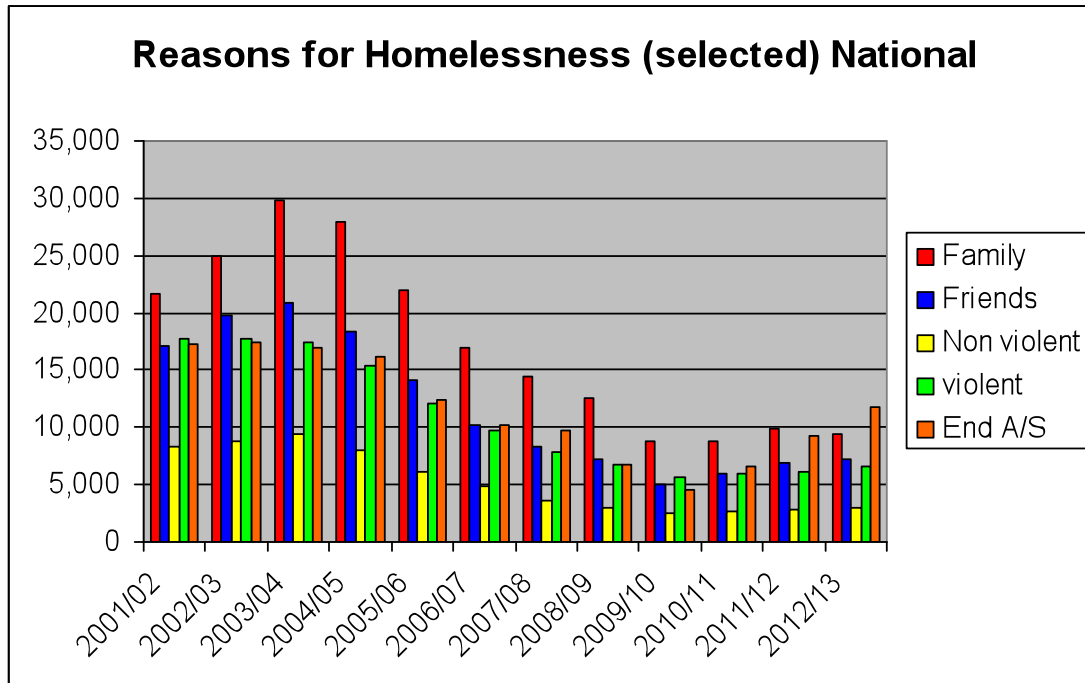
The most common causes of homelessness amongst those to whom the council accepted a duty continue to be Parents/Relatives no longer able to accommodate, Friends no longer able to accommodate, Relationship Breakdown, and End of Assured Shorthold Tenancy.



The distribution between the 4 main causes of homelessness has changed with the rise in homelessness, with a significant increase in the numbers of households accepted as homeless due to the end of their Assured Shorthold since 2009. Even accounting for an all time low of 31 in 2008/9, the figure of 74 acceptances due to end of Assured Shorthold in 2012/13, more than accounts for the overall increase in homelessness acceptances.

The distribution differs from the national picture in that Southampton has continued to see a decrease in acceptances for reasons other than Assured Shorthold. The sharp increase in Assured Shorthold's reflects the National

picture but has been more marked in Southampton, indicative of the higher than average proportion of the housing stock privately rented in the city.



### Homelessness Acceptances: Mortgage Arrears



The number of homeless households accepted due to mortgage arrears has remained low.

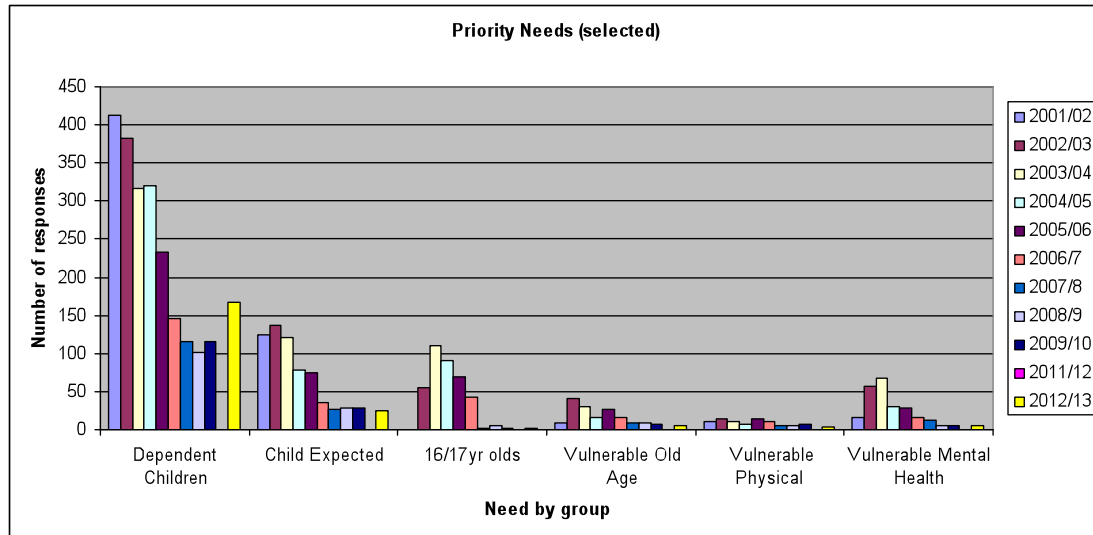
However the numbers approaching the council for **advice regarding mortgage** repossession have increased from a baseline of 14 cases in 2007 to 44 in 2009, 74 in 2010, 41 in 2011 and 100 since 1st April 2012 (in part due to improved reporting).

Mortgage Rescue Scheme ;

2009 = 1    2010 = 10    2011 = 13    2012 = 12    2013=8 to July 2013.

## Priority Need Groups

Following a year on year decrease since 2003, in the period since 2009 there has been a rise of 68% in the numbers of households with dependant children accepted as homelessness. The figures for other priority need groups have either remained static or continued to fall since 2009.



## Numbers in Bed and Breakfast Accommodation

Period	2010/11	2011/12	2012/2013
Households placed	71	107	90
Average length of stay	3.5 days	6.7 days	5.85

Following a significant increase in numbers placed in B&B and a doubling of the average length of stay, the homelessness unit has managed to reduce this in 2012/13 despite increases in applications.

## Temporary Accommodation

Southampton met the government target to reduce the number of households in temporary accommodation by half by 2010 to a target of 133 working from a baseline of 267 households on 31/12/04.

End of year numbers in TA: 2007/08=157 2008/9=132, 2009/10=130, 2010/11=136 2011/12 136 2012/2013 = 131

## New Communities

The change in family make-up of new community households, particularly as children join their parents has affected the availability/need for family housing in the city. Many of these families due to length of residency in the city are now eligible for social housing.

## Street Homelessness in Southampton

### **Rough Sleepers**

Figures below represent rough sleepers as recorded on night counts where held (since 2010 an estimate is required if no count takes place)

	Southampton	% of region	South East	National
2005/6	0	0%	47	502
2006/7	6	8.5%	71	498
2007/8	0	0.0%	55	483
2008/9	0	0.0%	34	457
2009/10	5	1.6%	310	1766
2010/11	24	5.6%	430	2181
2011/12	18	No longer calculated		2309

Southampton also reports an average of people found rough sleeping on outreach sessions, this has nearly doubled since 2010/11 see below, this can be explained in part by an earlier outreach time 6 a.m. since 2011/12 .

2003/07 = 6, 2007/9=5, 2009/10=4, 2010/11=5.5, 2011/12=8.2, 2012/2013.9.8

There has also been a significant increase, 50% in 3 years, in the number of separate individuals found sleeping rough during outreach sessions.

2009/10=98    2011/12=149    2012/2013 =154

There has been a significant increase in the number of rough sleepers from EU Accession States (EU A10's) predominately from Poland. As shown below they remain on the street longer in part due to access to benefits. In working with this group the Street Homelessness Prevention Team have been assisted both by E U Welcome helping people to access work and accommodation or return to their home state, and also close cooperation with the Borders Agency. This has seen the return of ... A10's in 2012/13

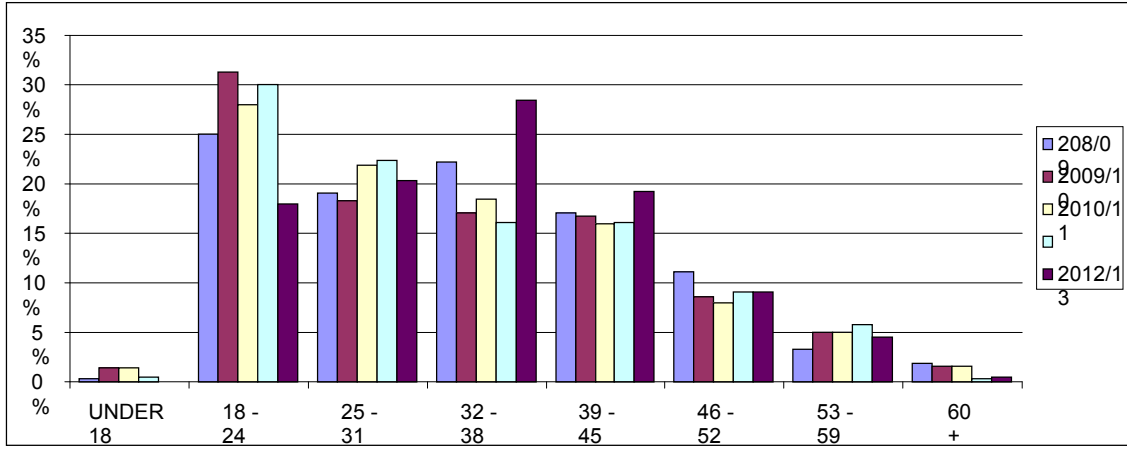
Rough Sleeper (RS) Outreach sessions 2012/13 100 sessions (6 & 7 a.m.)					
Nationality	Different Individuals Annual	Numbers found R.S. Annual	Ave. times found	% at session	Average no. R.S's found
UK	105	510	5	52%	5
EU A10's	49	475	10	48%	5
Total (	154	985	6.4	100%	9.8

New Assessments (initial contacts) of individuals rough sleeping or at risk of rough sleeping = the number of people new to the street homelessness service each year

**Street Homeless service Initial Assessments 2007-12 % rough sleeping and under 25**

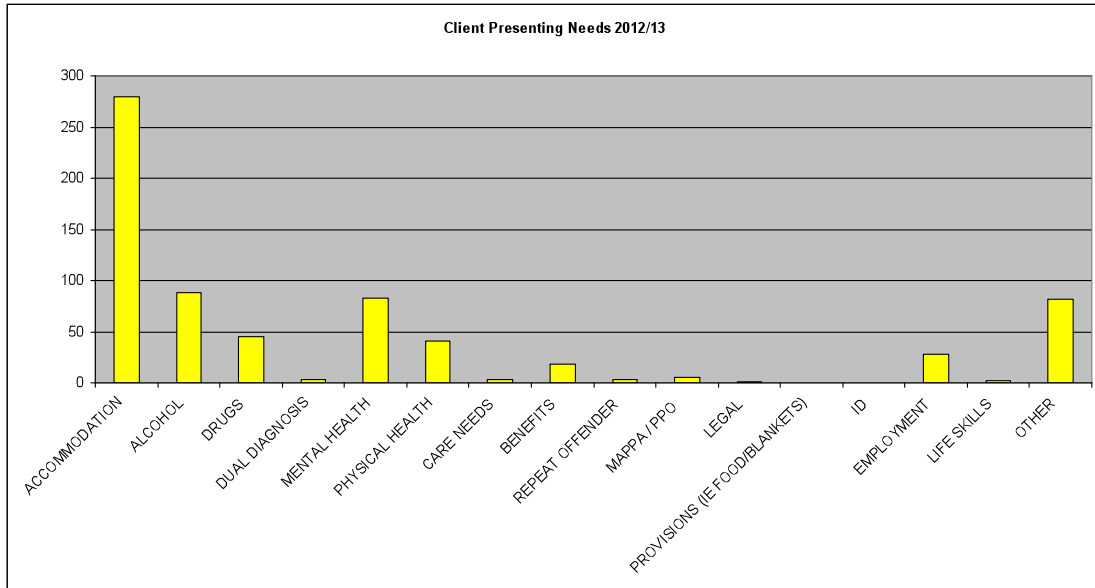
	<i>Annual Total</i>	<i>% claim rough sleeping</i>	<i>% of total under 25</i>
2007 – 2008	456	56%	26%
2008 – 2009	571	48%	25%
2009 – 2010	647	33%	32%
2010-11	811	31%	29%
2011-12	552	22%	31%
2012-13	311	22%	24%

**Age Profile Initial Contacts Southampton**



- Predominate age group changed from 25-31 in 2011/12 to 32-38 in 2012/13.
- There had been a significant increase in under 25's between 2007/8 and 2011/12 this has fallen with diversion to No Limits.
- Relative decrease in people identifying themselves as rough sleepers 22%.
- Increase in those identifying themselves as staying with family and friends(sofa surfing) 31% in 2012/13.,
- The decrease in initial contacts in 2012/13 can be accounted for by the introduction of a vigorous Triage system in August 2012 diverting clients in accommodation to housing advice surgeries and floating support.

Many of the clients present with complex needs including **Drug and/or Alcohol abuse, and Physical and/or Mental Health problems as illustrated below.**

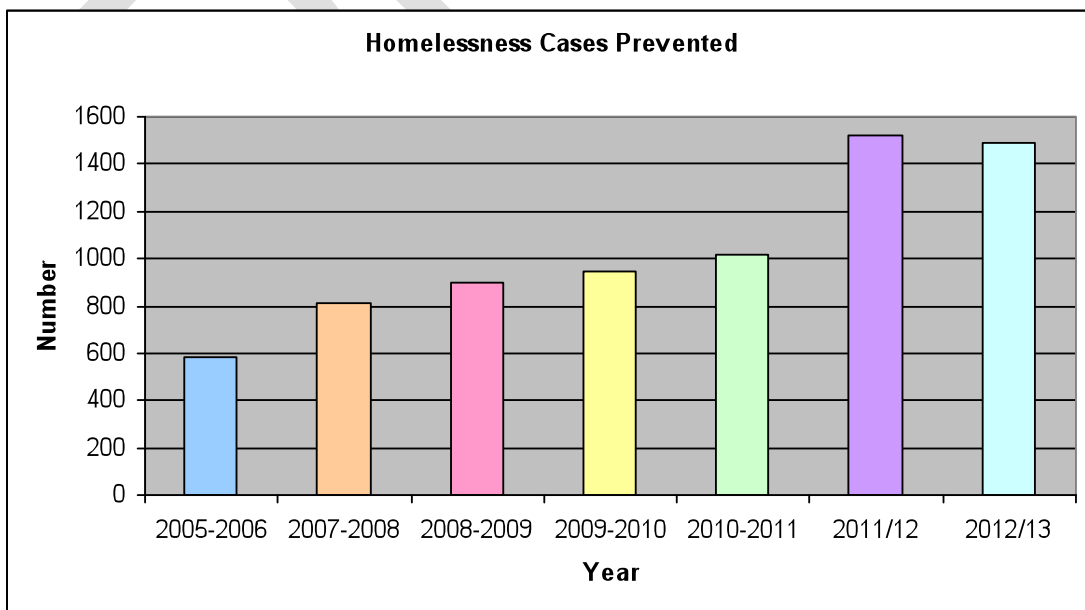


**Homelessness Prevention (BVPI 213)**

Introduced in 2005, BVPI213 requires that councils should record ‘*The number of households who considered themselves as homeless, who approached the Local Authority’s housing advice service (s) and for whom the advice casework intervention resolved their situation*’.

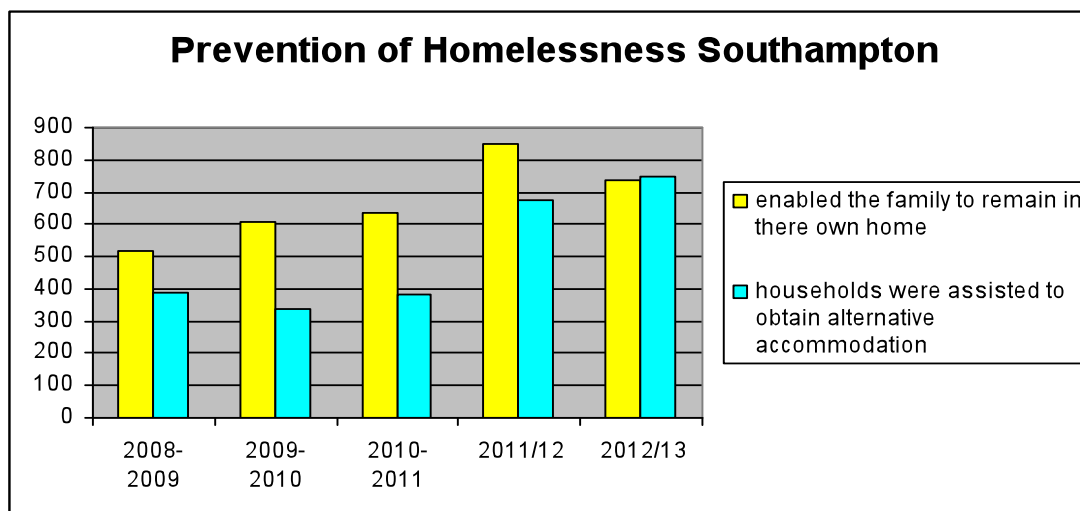
**Southampton City Council Homelessness cases prevented:**

There had been an annual increase in preventions over the last 8 years most significantly in the year 20 11-12 when they rose by 50%, in part due to the inclusion of street homelessness statistics.





More recently prevention figures can be further subdivided into those: where prevention enabled the family to remain in their own home and those where households were assisted to obtain alternative accommodation:

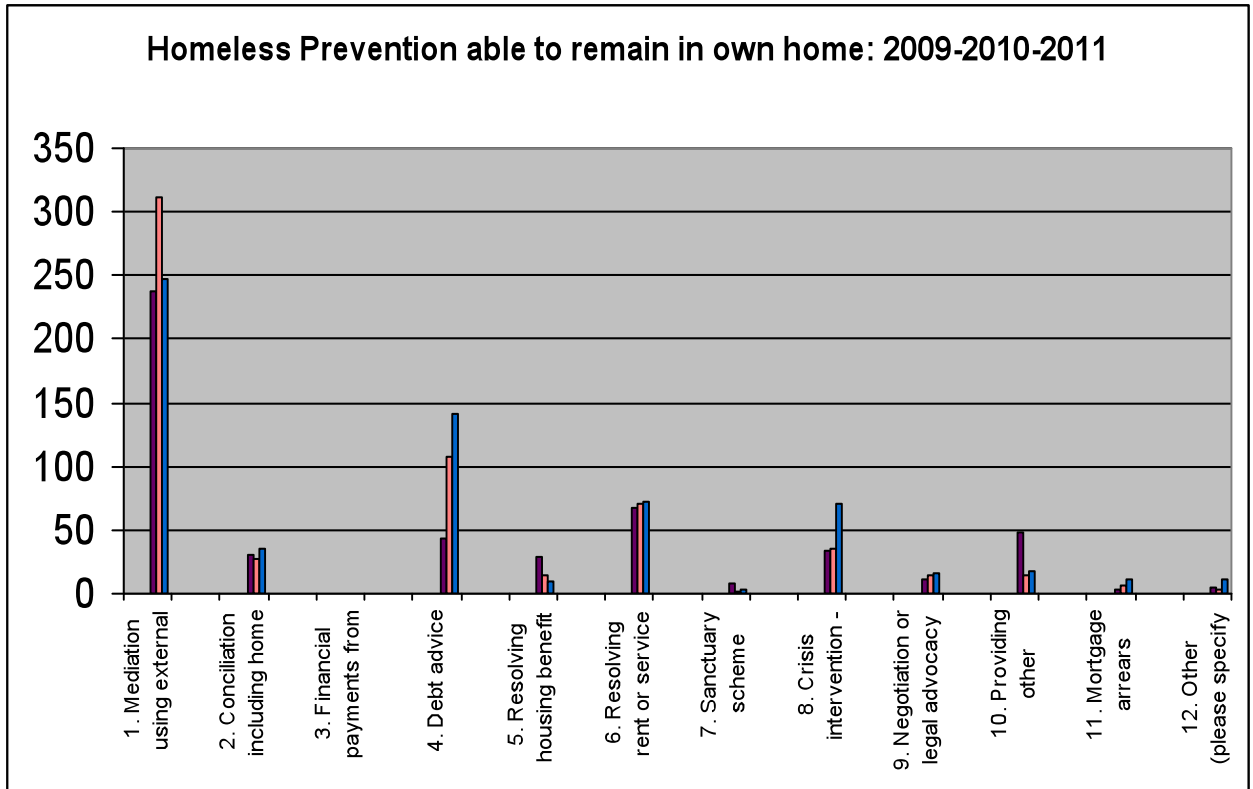


Total number of cases where positive action was **unsuccessful** in preventing / relieving homelessness 2009-11: **66, 83 & 148**

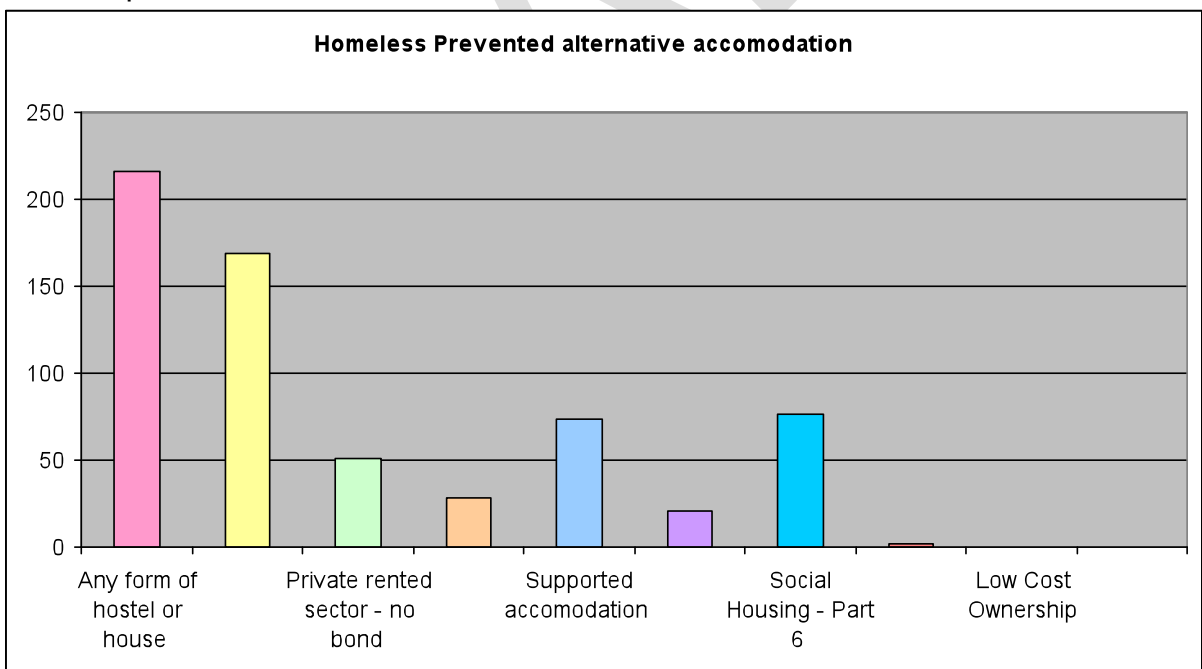
**Number of cases where positive action was successful in preventing homelessness of which household:**

	able to remain in existing home	assisted to obtain alternative accommodation	Total	rate per 1,000 households
<b>2010/11</b>				
South East	11,300	13,500	24,800	7.1
<b>Southampton</b>	<b>637</b>	<b>380</b>	<b>1,017</b>	<b>10.4</b>
Portsmouth	443	174	617	7.4
<b>2009/10</b>				
South East	8,400	13,600	22,000	6.4
<b>Southampton</b>	<b>607</b>	<b>336</b>	<b>943</b>	<b>9.6</b>
Portsmouth	45	218	263	3.1
<b>2011/12</b>				
South East	<b>12,300</b>	<b>13,900</b>	<b>26,200</b>	<b>7.5</b>
<b>Southampton</b>	<b>847</b>	<b>674</b>	<b>1,521</b>	<b>15.5</b>
Portsmouth	182	146	328	4.0
National	<b>86,000</b>	<b>88,800</b>	<b>174,800</b>	<b>8.0</b>

Southampton has a higher proportion of preventions per head of population than the South East as a whole or its neighbouring authority Portsmouth.



Southampton Prevention; alternative accommodation 2009/10/11



## Housing Options

Homeseekers lettings service underwrites bonds to secure accommodation in the private sector for households at risk of homelessness in addition funds are used to enable households to secure accommodation for themselves by providing a deposit.

The table below illustrates the success in securing accommodation by both deposit and bond, whilst bonds tend to be a far cheaper option they tend only to be used for clients where there is less likely to be ongoing issues, whilst deposits can be used for a wider range of households including those who have been made intentionally homeless. This represents a significant saving to the bed and breakfast budget e.g. intentional case of Man women and four dependants at £142 a night for 28 days can cost £4,000 apposed to £800 for a deposit.

Year	Cost of deposits	Households rehoused	Average
2007/8	£22,665	47	£482
2008/9	£32,245	67	£481
2009/10	£32,155	66	£487
2010/11	£45,281	85	£532
2011/12	£57,178	104	£549
2012/13	£66,902	120	£558

	Cost of Bond Claims	Households rehoused	Average
2008	10,410	154	£68
2009	17,200	206	£84
2010	11,480	154	£75
2011	5,155	110	£47
2012			

The Local Authority continues to provide accommodation to homeless households, both statutory and non statutory, referred to below as Homeseekers.

