

#### Homelessness Strategy 2010 - 2015





First homelessness strategy as Central Bedfordshire.

High house prices compared to local wage market – issues of affordability.

Areas of multiple deprivation – Houghton Regis estates, parts of Dunstable, Flitwick, Sandy and Leighton Buzzard.

Unmet need for support services – social exclusion.

### Demand for housing options services



High demand for housing advice – 2364 approaches in 2009.

High demand for money advice services – 1182 new approaches to CAB services between August 2008 and September 2009.

2781 people registered on Choice Based Lettings.



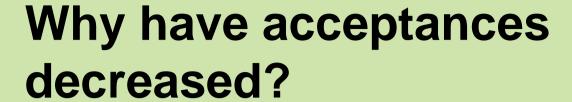
#### Effect of the recession

Lower house prices – but affordability issue remains.

Increased unemployment – 138% increase in Job Seekers Allowance claimants Jan 07 to August 09.

Homeless demand decreasing. Acceptances down 70% between 2005 and 2009.

Low use of temporary accommodation – 28 families at December 09.





Strong gate-keeping, linked to housing options approach.

Strong work on homelessness prevention – 330 homelessness preventions across Central Bedfordshire in 2008 and 2009.

A bigger private rented sector, more landlords willing to consider benefit claimants and availability of rent deposit schemes.





Agencies want closer collaboration in responding to vulnerable people.

Need better intelligence about some types of homelessness – complex needs, repeat homelessness, rough sleeping.

More housing options for people under 25 needed.

Not enough hostel accommodation.

Increased proportion of homelessness due to mortgage arrears.

### Main causes of priority need homelessness



Parental eviction or relationship breakdown.

Loss of an Assured Short-hold Tenancy.

Household is fleeing violence or harassment.

Mortgage arrears.

Most homeless acceptances are families with children.

Low acceptances for care leavers and 16-17 year olds.

# Homelessness strategic priorities



Harmonise services across Central Bedfordshire.

Respond effectively to the recession.

Work with young people aged 16-24 to meet their needs more effectively.

Embed the Think Family approach in homelessness prevention activity.

## Homelessness strategic priorities



Strengthen safeguarding practice for vulnerable adults and children.

Investigate problems and pathways for people with complex needs.

Strengthen equalities practice across all aspects of the service.

## Homelessness strategic priorities



Make best use of private sector accommodation.

Working in partnership with the community and with partner agencies.

Tenancy sustainment.