



# Homelessness

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Homelessness and Inclusion



# Homeless?

- ◆ My mum and step dad have asked me to leave.
- ◆ My landlord has served me with notice to quit.
- ◆ I cannot afford my mortgage and my lender is repossessing my home.
- ◆ I have had to leave my home as my partner is violent towards me.
- ◆ I left my tenancy in Rotherham as I want to live near my relatives in Ashbourne.
- ◆ My neighbours are threatening and abusive to me and I don't feel safe.



# The Law

## ◆ Statutes

- Housing Act 1996 Part VII
- Homelessness Act 2002

## ◆ Code of Guidance

- July 2002 / 2006



# Enquiries

- ◆ Homelessness, HA 1996 s184 (1)

“the obligation to make enquiries.....rests with the housing authority. The nature and scope will vary, but they should be carried out as quickly as possible.”

- ◆ Case Law

“.....these should be pursued rigorously and fairly albeit the authority are not under a duty to conduct detailed CID-type enquiries.”



# The Homeless Hoops

- ◆ 1. Homeless or threatened with homelessness within 28 days.
- ◆ 2. Eligible for assistance
- ◆ 3. Priority Need
- ◆ 4. Intentionality
- ◆ 5. Local Connection



# Who Do We Have To Help

## ◆ **Automatic vulnerability**

- Families with children or pregnancy
- 16/17 year olds
- Under 21 formerly in care

## ◆ **Test of vulnerability**

- Old Age
- Mental health
- Physical Health
- Aged 21+ Formerly In Care
- Armed Forces
- Served Custodial Sentence
- Fleeing Violence
- Other Special Reason (Drug, Alcohol)

# Homelessness Approaches – Derbyshire Dales



	01*02	02*03	03*04	04*05	05*06	06*07	Total
Eligible, unintentionally homeless and in priority need	30	135	84	99	72	94	514
Eligible, homeless but intentional	0	2	11	3	18	13	47
Eligible, homeless but not in priority need	57	82	51	75	49	75	389
Eligible, but not homeless	33	82	135	92	90	106	538
Ineligible households	0	4	3	2	2	3	14
Total Homeless Approaches	120	305	284	271	231	291	1502



# Homelessness in the Derbyshire Dales

## ◆ Main Reasons

- Loss of Private Tenancies (36%)
- Family Eviction (30%)
- Relationship Breakdown (30%)



# Prevention

- ◆ Best Value Performance Indicator 213

“considered themselves homeless, who approached the housing service and to whom housing advice casework intervention resolved their situation.”

- ◆ Homelessness Prevented 2006/2007

- 135

- ◆ Housing Advice Interviews

- 1227



## Prevention In the Derbyshire Dales

- ◆ Rent Deposit Scheme
- ◆ Floating Support
- ◆ Advice (Housing Aid, CAB)
- ◆ Mediation
- ◆ Prevention Fund
- ◆ Schools Project
- ◆ Housing Benefit (Dedicated Officer/DHP)
- ◆ Home-Options



# Affordable Housing

- ◆ DDDC Contribution Since 2002
  - £1 Million Land
  - £1.39 Million Grant
- ◆ Attracted Government Grant
  - 2006-2008 £9.2 Million
  - 2004-2006 £7 Million
  - 2002-2004 £4 Million



# Homes Delivered

## ◆ New Homes

- 2003-2004 = 46
- 2004-2005 = 60
- 2005-2006 = 112
- 2006-2007 = 181

## ◆ Empty Homes Brought Back Into Use

- Since 2004 = 90

## ◆ Homes Improved

- Since 2004 = 325



Any Questions?