



Affordable Housing, Home-Options & Homelessness

Simon Beynon

Housing Strategy Officer

Homelessness and Inclusion



What Are Our Local Issues?

- ◆ Massive demand/under supply
 - 2500 on the Councils Housing Register
 - 230 new homes needed a year.
- ◆ Low Social Rented Turnover (around 400)
- ◆ Affordability
- ◆ Local homes for local people
- ◆ High numbers of homelessness presentations
- ◆ Reducing Stock (RTB)



Affordable Housing

- ◆ The Councils 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



Affordable 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

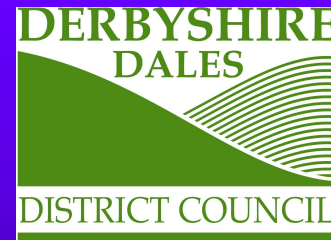


Affordable Homes Delivered

- ◆ Planning Permission Granted
 - Since 2002 = 249
- ◆ Financial Contribution
 - Since 2002 = £500,000



www.Home-Options.org
The Peak Sub Region





Identifying Need – Offering Home-Options

- ◆ NO MORE VACANCIES!
- ◆ Home-Options is a lettings service that exhibits all of the following:
 - Property advertising
 - Marketing information is published for each property
 - Customer applications
 - Ranking of applications
 - Customer feedback
 - Choice
 - Information





Five Steps To A New Home

Step 1 - Membership

- ◆ Applicants can register who are homeseekers or wishing to transfer from an existing social tenancy

Step 2 – Registration

- ◆ Once accepted onto the register Home-Options will send you a reference number and will tell you your priority band.



Five Steps To A New Home

Step 3 – Choosing

- ◆ Properties are advertised on the website www.home-options.org or in Home-Options free property lists which are available at a number of locations throughout the district. You can express an interest in one of four ways, Internet, Telephone, Coupon or Text.





Five Steps To A New Home

Step 4 - Offer

- ◆ If your bid (expression of interest) is at the top of the list and you are eligible, the Housing Association will contact you and offer you the property.

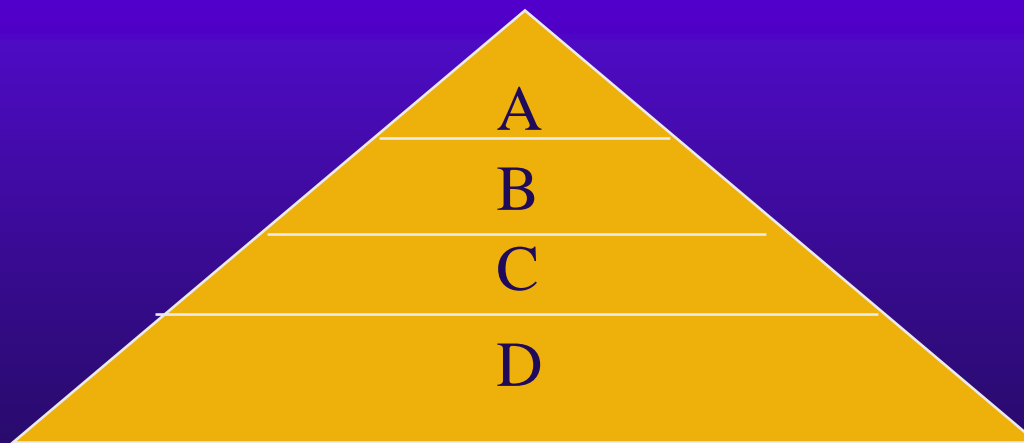
Step 5 – Feedback

- ◆ Home-Options will publish details of how many people express an interest in properties advertised in previous bidding cycles.



Priority Bands

- ◆ Band A – Emergency/Top Priority
- ◆ Band B – Urgent Need to Move
- ◆ Band C – Identified Housing Need
- ◆ Band D – Desire to Move





Home-Options in Operation

- ◆ 10 Bidding Cycles
- ◆ 440 Properties Advertised
- ◆ 8000 expressions of interest
 - Coupon 6%
 - Phone 3%
 - Text 3%
 - Staff 8%
 - Web 80%





Customer Satisfaction

- ◆ Currently 81% Satisfaction – Comments Include:
“I find it very easy very quick to check how the bids are going.”

“I am very thankful for internet access, as I find it very difficult to get out.”

“The web site is easy to use but I must admit that the literature I have received has helped me to take a step-by-step process in the bidding process. Thank you.”

“It is excellent to use this website. I love it.”

“Its a new good way to bid i think this way is better than the one before.”



Homeless?

- ◆ I am 16 and 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.



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 In the Derbyshire Dales

- ◆ Homelessness Prevented 2006/2007
 - 135
- ◆ Housing Advice Interviews
 - 1227
- ◆ Rent Deposit Scheme
- ◆ Floating Support
- ◆ Advice (Housing Aid, CAB)
- ◆ Mediation
- ◆ Prevention Fund
- ◆ Schools Project
- ◆ Housing Benefit (Dedicated Officer/DHP)
- ◆ Home-Options



Any Questions?