

Homeless strategy actions Progress – update October 2014

Action	Outcome	Performance Measure	Start date of the action	Timescale	Responsible officer	Responsible manager	Responsible organisation	Related Goal(s) Completion date
West Somerset District Council and Mendip District Council consider a scheme for non-priority bonds (A1)	Every LA has a scheme that offers a non-priority bond.	Creation of a non-priority bond scheme	Completed	Jan 2014	Jai Vick	Jai Vick	West Somerset DC & Mendip DC	1 2003
To consider a rent in advance scheme for non-priority homeless households (A2)	Every LA has a rent in advance scheme for non-priority applicants	Creation of a rent in advance scheme for non-priority homeless households	Completed	Jan 2014	Jai Vick	Jai Vick	5 LAs	1 Finances not available YMCA have successfully developed a scheme with Local Landlords
To create more direct access services and facilities for rough sleepers in areas of Somerset	An increase in the number of direct access facilities and support services for rough	Facilities and support in place for rough sleepers	Work commenced 2012	June 2016.	Elizabeth Parry/ Jai Vick	Elizabeth Parry / Jai Vick	All 5 LA Partners in-conjunction with the Avon and Somerset Rough Sleepers Group SCC through the delivery of the	1,2 As at March 2014 – proposal received from Elim Connect Centre for a Community Direct Access provision to be run as a pilot. P/H

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where this is lacking. (A3)	sleepers in all areas across Somerset.						P4A	decision and E/M reserve to be completed April 2014 – if approval granted project group can be formed to establish pilot for Oct 2014 Pilot started in October 2014 in Stratton on the Fosse for 6 months Provision of 6 units including 2 assessment beds.
To attend The Avon and Somerset Rough Sleepers Steering Group (A4)	Working with Avon and Somerset Rough Sleepers Steering Group action plan is supported by LAs	The number of actions achieved or in progress from the Avon and Somerset Rough Sleepers Group where they are related to the Local Authority	07/07/11	On-going	Elizabeth Parry Avon and Somerset Rough Sleeper Coordinator	Jai Vick	5 LAs	1,3 Ongoing
To ensure Tenant Accreditation Schemes (TAS) are	Effective and consistent accredited schemes across	Monitor the number of TASs achieved by each LA Number of	1/01/12 Scheme developed in conjunction with YMCA	Jan 2014	Wendy Winter	Jai Vick	5 LAs	2 Completed by Mendip August 2013 46 clients completed in 13/14 & re-

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available across Somerset and the outcomes are broadly the same (A5)	Somerset. Private and social landlords are aware of TAS Each District offers a TAS which has a Somerset Kite mark.	actions taken to raise awareness of TAS with private and social landlords.	,aimed at homeless households, scheme extended to those homeless or at risk of homelessness and Rough sleepers summer 2013	Jan 2014				commissioned in Mendip 2014/15 Kite mark is unrealistic given resources
To provide clear information to private landlords and applicants on the incentives available to them for private sector housing Where possible offer	A directory of incentives including eligibility criteria is launched. Links on the 5 Local Authority websites to all Local Letting Agency's across	Number of applications for the incentives Links placed on LA websites at launch of LLA Regular assessment to ensure incentives are similar	04 November 2013	Jan 2015 and annually updated Jan 2015/Feb 2015	Peter Mcguire	Jai Vick	Private sector teams in all 5 LAs and housing options/housing welfare teams in all 5 LAs where applicable.	2

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consistent incentives across Somerset to make access easier for private landlords (A6)	Somerset Consistent incentives offered to private landlords across Somerset							
To consider creating an empty homes action plan which sets out how the LA will bring empty homes back into use to help those on the housing register or threatened with homelessness (A7)	Every LA has an empty homes action plan.	The number of empty homes bought back into use in each Authority	ongoing	ongoing	Sally Taylor	Andy Eisenhauser	Empty Homes Officers across 5 LAs	2 Flow Chart completed Action plan requires amendment
To ensure staff have relevant	Staff have the	Review of case work.	Ongoing	Ongoing	Jai Vick	Jai Vick	All 5 LAs	2

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and consistent training across Somerset (A8)	appropriate knowledge and skills							Ongoing Mental health training MDC organising and inviting other LAs to it march 2014
To identify the type and location of temporary accommodation within each LA. Findings to be passed to Strategic Housing.	Up-to-date register of temporary accommodation created. Issues identified and addressed by Strategic Housing	Production of a register of temporary accommodation	On going	Ongoing	Keith Pippard	Jai Vick	5 LAs	2 Completed March 2014
Preventing young people from becoming homeless by creating a single point of access (HUB). Work within schools and colleges to provide young people with	Single point of access (HUB) established in each LA area Working with schools and colleges via P2I	HUBs delivered in each LA area The number of P2I advice sessions delivered to schools and colleges		Dec 2013 Jan 2014			All 5 LAs and SCC	2,3 Building works at MDC hub site completed Feb 2014. Partners (P4a and P2i) due on site from April 2014 MDC commission college advice desk –

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information on what to do in a housing crisis (including how to access Homefinder Somerset)s (A10)								recomissioned for 2014/15 – stats for 2013/14 =23 clients MDC also commission YP services via P2i
To review the DHP policy. To ensure DHP is being utilised in the best way for each Authority (A11)	DHP policy reviewed and where appropriate changes implemented.	The number of awards of DHP to households threatened with homelessness	December 2013	June 2014	Neely Upward	Steve Shrimplin	5 LAs Housing Teams and Revenues and Benefit Teams	3 Review completed June 2014 No recipients were threatened with homelessness of the 287 awards for DHP CPHT
To create a protocol with private sector landlords to ensure early intervention to prevent tenants being evicted (A12)	A private sector pre- eviction protocol	The number of private sector landlords that have signed up to the protocol.	June 2015				HMG to co-ordinate	3

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To consider introducing a procedure to prevent illegal evictions (A13)	Every LA to have a procedure that prevents illegal evictions.	Creation a procedure that prevents illegal evictions The number of illegal evictions	January 2014	March 2015	Peter Mcguire Sarah Michael	Jai Vick	5 LAs – coordinated by HMG.	3
To review Somerset pre-eviction protocol for registered providers and re launch. (A14)	Launch revised pre-eviction protocol	Review completed by each LA. The number of evictions (this is not necessarily an indication of the performance of the protocol)	October 2014	February 2015	Debbie Lambert	Jai Vick	5 LA partners HMG to coordinate	3 Speak to Debbie – delays possible due to delayed Home finder introduction. Wendy to speak with Debbie. Policy reviewed on 14 th of October 2014. Working party to meet on 6 th of November. Agreement to be signed in November 2014
To ensure planners and enablers are aware of lack of 1 /and2 bedroom properties by providing	Increase the provision of 1 and 2 bedroom social housing properties by the end of	That evidence from Homefinder Somerset has been taken into consideration by planners and	Ongoing	Ongoing annual review	Debbie Lambert	Jai Vick	5 LAs coordinated via HMG	3 Nina is aware of this demand, however, builders and housing associations are not keen to develop these unit sizes due to

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evidence from Homefinder Somerset. A15)	2016.	enablers						limited economies of scale and perception of increased management issues. HCA are also trying to revive this area of the sector, however, some RPs are reluctant to take up their incentives
To encourage shared applications to Homefinder Somerset enabling single people to make joint applications to improve their opportunity to secure social housing. To encourage landlords to take a flexible approach when providing accommodation for single	Improved opportunities for single people on the housing register to access social housing accommodation Registered Providers (RPs) taking a flexible approach to letting accommodation to single	The number of shared applications to Homefinder Somerset The number of shared applicants housed through Homefinder Somerset	December 2013	ongoing ongoing	Debbie Lambert And CBL working group	Jai Vick and CBL Monitoring group	Homefinder Somerset partner RPs and 5 LAs Raise via CBL WG and also at HFS Monitoring Board	3 Wendy to speak with Debbie – likely to have been delayed due to homefinder implementation which was delayed from Sept 2013 All single applicants have been written to and invited to make joint applications. This issue has been discussed at The CBL working group meeting and all organisations will promote joint applications. A meeting

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person people (A16).	people wishing to share accommodation.							with our largest housing provider (Aster Communities) will be arranged in the new year to discuss shared applications. This has been organised and landlords appear to want to take a flexible approach
To ensure registered providers are not skipping applicants for anti-social behaviour when it occurred more than two years ago. (A17)	Homefinder Somerset Monitoring board to review data on a regular basis and take any necessary action	Review conducted and action taken where relevant The number of cases reviewed	ongoing	ongoing	Debbie Lambert and CBL Working Group	Jai Vick and CBL monitoring Board	CBL WG and Mon board	3
To create a protocol with hospitals and the Community	Launch protocol	Reduction in numbers of clients discharged	September 2013	Jan 2015	Elizabeth Parry	Jai Vick	HMG to coordinate 5 LAs, Taunton	3 Part of the action plan for Avon and Somerset RS work

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Mental Health Team to ensure patients are not discharged from hospital without suitable accommodation (A18)		hospitals presenting to homeless departments without prior warning.					CAB and CMHT Avon and Somerset Rough Sleepers Steering Group	This action is now delayed – Elizabeth is attempting to recruit mental health workers, however, this is in early stages and thus the protocol is likely to follow after recruitment.
To create a protocol with the Prison and Police to ensure people are not released from prison/custody without suitable accommodation (A19)	Launched protocol	Reduction in the number of clients released from prison/custody presenting to homeless teams without prior warning		June 2015	Elizabeth Parry	Jai Vick	HMG to co-ordinate with Police and prison services	3 Part of the action plan with Avon and Somerset RS group Due to the changes in the probation this action will not be completed.

Updated October 2014