

# Homeless and Rough Sleeper Strategy Consultation

Landlord Forum  
4<sup>th</sup> April 2019



# **Rough Sleeper and Homeless Strategy**

**Outlines priorities for the next four years and provides an action plan for how Stafford Borough Council will reduce homelessness in line with the Government objective to end homelessness by 2027.**

**Detailed evidence review of homelessness within the Borough.**

**Focuses on six key priorities relating to early prevention and involves a refresh of our Allocation Policy.**

**Approved by Winter 2019**

# Private Rented Sector and Homelessness

## Context

- 965 households access the service
- 420 homeless applications  
(42% prevention, 58% relief)

## Why do people use the service?

- 1) End of Private Rented Tenancy (23%)
- 2) Family No Longer Willing to Accommodate (19%)
- 3) Domestic Abuse (11%)

# Private Rented Sector and Homelessness

- 33% are employed
- 213 present with no support needs
- 70% successful with Prevention – 5% AST
- 56% successful with Relief – 31% AST

# Local Housing Allowance Disparity

	Local Housing Allowance (weekly)	Average Private Rent (weekly)	Percentage Disparity (Shortfall)
Shared Room (Bedsit)	£66.70	£90.00	35% (£23.30)
One Bedroom	£90.90	£103.15	11% (£12.25)
Two Bedrooms	£113.92	£132	13% (£18.08)
Three Bedrooms	£129.47	£156.23	17% (£26.76)
Four Bedrooms	£170.67	£219.46	22% (£48.79)

# Six Proposed Priorities

## 1) Early Intervention

- Understanding the root cause of homelessness;
- Preventing homelessness at the earliest opportunity, i.e. education in schools, foodbanks, landlord forum, working with employers.

## 2) Engagement

- Promote resilience and empower personal responsibility
- Personal Housing Plans

## 3) Clear Pathways out of Street Homelessness

- Continued commitment to reducing rough sleeping numbers.
- Community Matron for the Homeless, Dual Diagnosis Worker, Inclusion Team, Tenancy Sustainment Officer, Inclusion Team, Housing First.

# Six Proposed Priorities

## 4) **Robust Partnerships**

- No single organisation can prevent or relieve homelessness
- Clear operational pathways and robust strategic commitment from partner organisations

## 5) **Expanding Options for Preventing and Relieving Homelessness**

- Suitable housing options for households willing to work with us
- Beyond offer of social housing – Private Sector Access Scheme
- Allocation Policy Review (linked with SARH)

## 6) **Sustainment**

- Offers of accommodation timed with support packages for households

# Consultation Feedback

Satisfied with the offer to the private rented sector? What more could we be doing? What would you like to see?

Google: Stafford Borough Council Homeless Strategy Consultation

<https://www.staffordbc.gov.uk/homeless-and-rough-sleeper-strategy-consultation>



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