

South Nottinghamshire Homelessness and Rough Sleeping Strategy

Refresh 2019-2021

December 2019

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Councillors Foreword

As the Housing Portfolio Holders for Broxtowe, Gedling and Rushcliffe Councils, we are pleased to introduce the refreshed South Nottinghamshire's Joint Homelessness and Rough Sleeping Strategy.

The strategy and action plan takes into account recent changes in guidance relating to homelessness and builds upon recent evidence of issues and good practice which have become available since the publication of the joint homelessness strategy in 2017. At a national level, this includes the national rough sleeping strategy which seeks to end rough sleeping by 2027.

The refreshed strategy and action plan also takes into account emerging local evidence including a study of the housing and support needs of under 35 year olds and the a county-wide Joint Strategic Needs Assessment (JSNA) on health and homelessness.

Since the South Nottinghamshire Councils produced a joint homelessness strategy in 2017, significant progress has been achieved to improve services and deliver a range of housing initiatives, of which a number of examples are outlined within this Strategy. We recognise that at a time of increasing pressures on homelessness services due to factors such as welfare reform; rising house prices and increased funding challenges for support services, it is more important than ever to ensure that existing services are effective at rising to new and increasing challenges.

The strategy outlines the key homelessness issues in South Nottinghamshire and sets our priorities for action which will be monitored and an update on progress published annually. We are determined to continue to work effectively with partners across the public, private and voluntary sectors to maximise opportunities to deliver this Strategy.

If you think you can help us to deliver on these priorities please come and talk to us.



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1.0 Introduction

South Nottinghamshire's Joint Homelessness Strategy was produced in 2017. The Strategy was produced collaboratively between Broxtowe, Gedling and Rushcliffe Borough Councils and a range of partners following extensive partner and public consultation.

Since the joint strategy was adopted, there have been a range of key national policy drivers which have re-focused the way in which housing services are delivered. This includes the introduction of the Homelessness Reduction Act (HRA) which came into force in April 2018, and extended the duties owed by Councils to people who are both homeless or at risk of becoming homeless. A key challenge is to engage with the correct audience at an early stage. Various pieces of research conducted around the county, including a specific study into the housing and support needs of under 35s has shaped the proposals for the review of the strategy. Within the under 35s study, a number of key actions were recommended, which included:

- Increasing access to advice, assistance and mediation to prevent tenancies from breaking down
- Commission support to help individuals in a range of ways to remedy homelessness or prevent tenancy loss, for example, through floating support
- Improve the availability and access to alternative affordable housing for under 35s through, for example, developing a social lettings service and involving younger people in the design and delivery of information, advice and other projects
- Maximise opportunities to develop partnerships which are presented by the Homelessness Reduction Act's 'Duty to Refer'.

In Autumn 2018, the Government published the National Rough Sleeping Strategy, which included a range of measures to end rough sleeping by 2027. These measures include a requirement that Local Housing Authorities refresh their homelessness strategies and re-badge them as Homelessness and Rough Sleeping Strategies. Therefore, this strategy provides an overview of the new wrap around comprehensive services which have been funded via both the Rough Sleeping Initiative and the Rapid Rehousing Pathway, which are focussed on those people who are either rough sleeping, or at risk of rough sleeping.

Additionally, in November 2019, Nottinghamshire County Council published a Health and Homelessness Joint Strategic Needs Assessment (JSNA), which considered issues around homelessness and rough sleeping through a health focussed lens and included extensive collation of evidence at a local and national level as well as considerable engagement with partner organisations and service users.

The JSNA has contributed significantly to the wider understanding of the relationship between homelessness and health outcomes and stated a range of recommendations to drive forward positive improvements.

The recommendations included:

- Establishing formal governance arrangements in line with Ministry of Housing, Communities and Local Government (MHCLG) proposals for a Homelessness Reduction Board, to provide leadership and accountability for improving health and homelessness outcomes, including delivery of JSNA recommendations.
- Establishing a coordinated or integrated strategic commissioning forum to address gaps in provision and enable effective care pathways across housing, social care, mental health and primary and secondary healthcare.
- Developing and implementing a commissioned care pathway for critical time intervention with specific high-risk groups: ex-offenders, mental health needs, veterans, substance misuse.
- Identifying opportunities to align funding to evidence based primary prevention of homelessness, including through family mediation, debt advice, healthy lifestyles, tenancy sustainment initiatives, and education/support in at risk groups.
- Developing the healthcare offer across primary, secondary and community care to meet the specific health needs of those with no fixed abode or in temporary accommodation, in line with inclusion health standards.
- Identifying opportunities to strengthen effectiveness of Street Outreach and Rapid Rehousing Pathway initiatives through system wide engagement, pathway development and advocacy for longer term funding settlements.
- Developing robust and shared methods for data collation and evaluation for, to improve local knowledge of risk factors and health needs for those at risk of homelessness.
- Developing a strategic assessment of the Housing First model, as an option or securing long term health and social gains for individuals with complex and enduring needs, including substance misuse.
- Developing shared protocols across service provision to improve accessibility and visibility of early identification and support options.

We look forward to working with partners, including across health and social care, to progress these recommendations during the lifetime of the homelessness and rough sleeping strategy.

By building on successful partnerships and service provision and by developing new and improved ways of working we can provide advice and assistance to anyone who is threatened by or is experiencing homelessness in South Nottinghamshire.

The strategy sets the agenda, enabling us to continue to meet the needs of people in South Nottinghamshire and to eliminate the threat of homelessness from their lives which fully reflects the national priorities for a continued focus on homelessness prevention. It also supports the delivery of the national Rough Sleeping Strategy by strengthening the support available to avoid or move away from rough sleeping.

The South Nottinghamshire Homelessness and Rough Sleeping Strategy sets out:

- The homelessness challenges facing South Nottinghamshire
- How the strategy was developed
- The key objectives of the strategy
- How we will deliver the strategy

The strategy sets the framework for improving access to housing. Supporting vulnerable people and minimising rough sleeping continue to be our priorities, together with a greater emphasis on developing clear pathways and effective preventive interventions.

The homelessness strategy (2017-2021) set out the key achievements driven by the Councils and our partners. Since that time we have continued to drive forward improvements in both preventing homelessness and supporting people who are homeless.

2.0 Key Achievements

The three Councils have worked effectively to improve homelessness services over recent years, examples of these achievements are outlined below:

- Delivering over 500 affordable homes through successful partnerships during 2017-19
- Successfully bidding for funding to commission research into the accommodation and support needs of 19-35 year olds to identify current gaps, further challenges through welfare reform and identify opportunities to minimise negative impacts. The report has helped to highlight key issues and gaps in provision across South Nottinghamshire
- As part of a Nottinghamshire-wide consortium, successfully bidding for £1.1 million of funding to support people who rough sleeping or at risk of homelessness. Further details are included within the strategy
- Successful implementation of the Homelessness Reduction Act across all Boroughs in the south of the County including delivering bespoke training to partner agencies
- Successfully delivering Private Landlords partnership events, attended by over 60 landlords and letting agents
- Working with Broxtowe Youth Homelessness to deliver educational sessions to over 3,100 year 10 and 11 students between 2017 and 2019 in South Nottinghamshire to raise awareness, challenge stereotypes and equip young people with the knowledge to make informed housing choices and access support
- Utilisation of temporary accommodation at Hound Lodge and Elizabeth House 37 spaces to meet housing need across the three areas

- Reviewed the new Housing Allocations Policy and the Choice Based Letting system to ensure that it is accessible and meeting the needs of local residents – implementation due in 2020.
- Supporting the development of the County-wide homelessness and health Joint Strategic Needs Assessment (JSNA)
- Prevented over 1,100 cases of homelessness during the two financial years 2017 – 2019.
- Relieved 194 cases of homelessness during the two financial years 2017 – 2019.

The three South Nottinghamshire boroughs of Broxtowe, Gedling and Rushcliffe have a strong track record of collaborative working between the three areas and with other partners to prevent and relieve homelessness. This includes operating with a joint choice based lettings system for the three areas and broadly aligned allocations policies. The three Councils also collaborate closely on issues such as the provision of temporary accommodation. Additionally, the Councils work closely with Nottinghamshire County Council which has responsibility relating to a range of functions linked to homelessness, such as relating to younger persons supported accommodation as they hold the duty to assist under 18 year olds.

The South Nottinghamshire Councils are fully aware that effective partnership working is essential to delivering this homelessness strategy. There are a range of partnerships in place to deliver and monitor the strategy. Notably, the South Nottinghamshire Inter Agency Homelessness Forum was established in 2012 to bring together a wide range of statutory and voluntary agencies involved in preventing homelessness and providing services to homeless people. The shared strategy and its action plan are far from being the only or main reason for the forum, but they are intended as a focal point to which all partners can contribute their actions and achievements and build a joined-up picture of the services available. The authorities have undertaken to report progress against the action plan to the forum on a regular basis, making it transparent and accountable.

More recently, the three Councils have been active participants in the newly formed Nottinghamshire Homelessness Executive. The Executive brings together partners across Nottinghamshire County Council (including Public Health; Adult Social Care and Children and Young People's Services); health colleagues from the Clinical Commissioning Groups; District and Borough Councils as well as Nottingham City Council to collaboratively work to ensure that services are effectively commissioned to prevent and relieve homelessness.

We fully rely on effectively working with our partners; our local communities; large and small private sector bodies ranging from developers and construction companies to private landlords; the broader public sector and our local third sector and acknowledge

that effective partnership working is essential to preventing and relieving homelessness.

There are multi-faceted issues around homelessness; mental health; substance misuse and effects on educational attainment of insecure housing. Evidence from the Under 35s Housing and Support study and the Homelessness Joint Strategic Needs Assessment further strengthens the case for a collaborative approach to preventing and relieving homelessness.

We recognise that we are all working to achieve the same goals and that it is in everyone's interests for South Nottinghamshire to have homes where people can thrive. However, we also understand that each of our partners will have their own considerations to take into account which may require a different approach to reflect local circumstances. Effective partnerships across all sectors built on a foundation of trust and mutual respect will enable partners to meet the key challenges identified in this strategy.

The last few years has provided very significant challenges with regard to preventing and relieving homelessness. Most notably, a reduction in the availability of support services has meant that housing options teams are dealing with increasingly complex workloads and clients with often very significant needs, including mental health. The reduction in support services means that clients who previously could approach specialist support services at an early stage are now approaching housing teams when they are at crisis point. This means that it is more important than ever to ensure that the existing services are effective at rising to new and increasing challenges underpinned by strong partnerships.

3.0 Key National Drivers

Homelessness Reduction Act

The Homelessness Reduction Act reforms the homelessness duties placed on local authorities to intervene at earlier stages to prevent homelessness.

The Act amended Part 7 of the Housing Act 1996 and requires local authorities to provide new homelessness services to all individuals affected, not just those protected under existing legislation. Its measures included:

- An extension of the period during which an authority should treat someone as threatened with homelessness from 28 to 56 days.
- Clarification of the action an authority should take when someone applies for assistance having been served with a section 8 or section 21 notice of intention to seek possession from an assured shorthold tenancy.

- A duty to prevent homelessness for all eligible applicants threatened with homelessness, including providing a personal housing plan and keeping such assessments under review until any accommodation duty is discharged.
- A duty to relieve homelessness for all eligible homeless applicants.
- A duty on public services (including prisons, youth offender institutions, secure training centres, probation services, jobcentre plus, hospitals and social service authorities) to notify a local authority if they come into contact with someone they think may be homeless or at risk of becoming homeless.
- Provision of personal housing plans following housing assessments. The overall aim of the plan is to set out actions to ensure the client has somewhere suitable to live for at least 6 months.

The duties were established to have a significant impact on the way in which homelessness prevention services are delivered and how services will link to wider support such as training, employment and health to increase resilience to homelessness.

Rough Sleeping Strategy

The [national rough sleeping strategy](#), produced in August 2018, sets out the steps towards the Government's aim of ending rough sleeping by 2027. The strategy establishes a range of commitments and also states progress against these commitments will be reviewed annually. The first of these [annual reviews](#) was published in December 2018.

Specifically, the strategy is based around three core pillars of prevention, intervention and recovery:

- **Prevention:** the focus is on providing timely support before someone becomes homeless. So, for example, this is to ensure that no-one leaves prison without suitable accommodation in place.
- **Intervention:** this sets out how the strategy will help people who are already in crisis to get swift, targeted support to get them off the streets.
- **Recovery:** this emphasises how people will be supported to find a new home quickly and rebuild their lives via a 'rapid rehousing' approach.

The Strategy included funding towards supporting measures to both prevent and relieve rough sleeping. An overview of the funding received locally is outlined in the **Move People Away from Homelessness and rough sleeping** section of this strategy.

4.0 Where we want to be: the Challenges, Opportunities and Priorities.

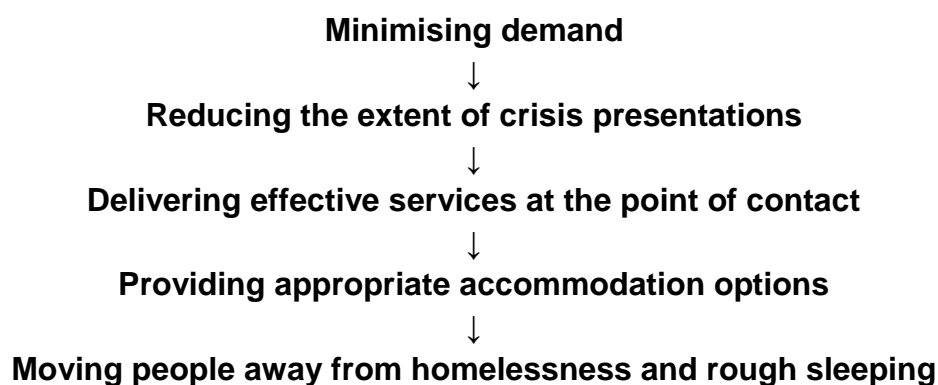
The Challenge in South Nottinghamshire

Within South Nottinghamshire, we wish to work in partnership to reduce homelessness and minimise the negative impacts on our resident's lives. In order to achieve this, we have consulted widely with our partners to establish five key challenging but achievable objectives as stated below.

The objectives have been agreed in the context of current challenges and opportunities including relating to welfare reform; reductions in wider support for people at risk of homelessness and an increasing need to focus on prevention.

Priorities

The priorities within the strategy are based on the following principles:



4.1 Minimising Demand

We will work on a strong multi agency basis to minimise the demand for homelessness services. We will deliver interventions to ensure that households know where to access advice and support at the appropriate time that assists them to avoid or deal with issues that could lead to homelessness. We will seek to work with partners to engage with young people to provide a consistent message about the difficulties of leaving home at a young age, the realities of housing choice, including affordability and the likelihood of needing to share accommodation.

Outcomes - How we will know we are there:

- There will be a choice of homes and tenures which meet a range of housing needs including for people with mental and physical health issues
- There will be effective engagement with young people around homelessness and its consequences
- There will be less homelessness
- The impact of welfare reform will be mitigated through the early identification and provision of interventions for affected households

To achieve this, we will:

- Work in partnership across the three Boroughs and with other partners to educate people in the reality and risks of being homeless
- Monitor the impact of Welfare Reform to both households and the housing sector and seek to minimise negative consequences
- Ensure good quality information and advice is available to prevent homelessness
- Ensure that our Allocations Schemes are easy to use and appropriately prioritise people in housing need
- Continue to work effectively and in a collaborative way across all three Boroughs and with other partners relating to homelessness prevention
- Work with partners to promote independent living skills and prevent relationship breakdown
- We will work with landlords across tenures to enable them to accommodate people in housing need, including those with support needs including mental and physical health issues
- We will seek housing and support solutions for people with specific needs and ensure there is equality of access

4.2 Reduce Crisis Presentations

Agencies across South Nottinghamshire have opportunities to reduce housing crisis amongst their core client groups. This can be achieved by working in a more joined up way to identify those households at high risk of homelessness by making sure agencies can recognise the indicators of housing stress and be able to act appropriately to prevent homelessness. Every opportunity should be taken as early as possible to prevent homelessness.

Outcomes - How we will know we are there:

- There will be a more straightforward and transparent system to access affordable homes of all types
- There will be a reduction of households presenting as 'homeless tonight'
- There will be no 16 - 17 year olds placed into Bed and Breakfast accommodation
- There will be fewer families placed in to emergency accommodation

To achieve this, we will:

- Seek to offer consistent advice and assist at the earliest opportunity
- Ensure Homelessness Services are approachable and easy to access
- Advise and enable mediation within families to facilitate a return home to allow for a planned move rather than one in crisis, where appropriate
- Utilise evidence to assess and seek to minimise future housing issues

4.3 Deliver Effective Services at the Point of Contact

We will ensure that households who approach services across South Nottinghamshire will be able to access effective advice and assistance to prevent homelessness, either by enabling them to remain where they are or by facilitating a move into more appropriate accommodation.

Homeless households will be able to access pro-active homelessness prevention services, an assessment of need and a range of advice and options that will enable access to short stay or longer stay accommodation. These services will also provide access to other services promoting education, training and employment opportunities, health services, life-skills, debt and financial advice benefits advice. These will strengthen people's chances of resolving their housing problems.

Outcomes: How we will know we are there

- There are a range of housing pathways in place that enable people to resolve their housing difficulties
- There will be a reduction in the numbers of households entering temporary accommodation
- There will be effective services available by partners to assist people with a range of physical and mental health issues
- There is improvement in the health of homeless households and a reduction in the numbers accessing Accident & Emergency and other more acute services
- There will be effective and joined up services available for people with mental health issues who are discharged from hospital or care

To achieve this we will:

- Seek to ensure that services are approachable
- We will take a proactive preventative approach to make every contact matter and easy to access
- Engage with partners to ensure that services are effective and joined up
- Undertake a full assessment of need
- Provide housing advice, facilitating access to short and longer stay accommodation and support
- Provide clear and meaningful housing and support pathways
- Work with a range of partners to provide access to other services that promote health and wellbeing, employment, education and training opportunities

4.4 Provide Appropriate Accommodation Options

It is crucial that partners are able to facilitate access to appropriate accommodation to prevent and resolve homelessness in the short, medium and long term. To effectively achieve this, we need to:

- Facilitate access to the Private Rented Sector for all groups. Landlords should feel confident that tenancies are sustainable
- Ensure that allocations of housing in the social sector are needs led through the Homesearch Choice Based Lettings system
- Ensure that there are appropriate pathways into supported housing and also appropriate pathways into move on accommodation where this is appropriate.

Outcomes: How we will know we are there

- There will be a clear pathway in place to enable people to progress to secure and sustainable accommodation
- There will be fewer failed tenancies
- There will be effective engagement with the Private Rented Sector
- There will be fewer incidences of homelessness
- There will be fewer households in temporary accommodation

To achieve this we will:

- Seek to ensure that people have access to appropriate accommodation
- Continue to work effectively across the three Boroughs in the provision of temporary accommodation
- Ensure that a range of housing options are available and are used effectively
- Work with partners to support people to develop their independent living skills where appropriate
- Effectively engage with partners, including County Council, to further develop youth homelessness services
- Develop and strengthen partnerships with a range of housing providers and landlords, particularly the Private Rented Sector to build upon the range of housing and support options available to residents

4.5 Move People Away From Homelessness and Rough Sleeping

It is essential that we seek to reduce incidences of repeat homelessness through enabling a range of options that will assist people in accessing education, training, employment or other appropriate support. This will assist people to move away from homelessness and rough sleeping permanently.

As stated, a key driver of the review of the homelessness strategy has been the publication of the National Rough Sleeping Strategy in August 2018. The strategy provides a renewed focus on tackling issues around rough sleeping and a commitment to end rough sleeping by 2027. The Rough Sleeping Strategy requires Councils to refresh their homelessness strategies and rebadge them as Homelessness and Rough Sleeping Strategies by the end of 2019.

Nottinghamshire Councils have recently had very significant success in gaining external funding to reduce rough sleeping by both supporting those people who are currently sleeping rough and putting additional services in place to support people at risk of rough sleeping. However, it should be noted that the funding is provided on a short term basis and the future availability of funding is uncertain.

Rough Sleeping Initiative:

A total of £795,000 has been awarded in 2019 to a partnership led by Gedling Borough Council on behalf of the seven District/ Borough councils; Framework Housing Association and Nottinghamshire County Council including Public Health to tackle rough sleeping by funding a comprehensive street outreach team, incorporating clinicians such as prescribing nurses, mental health nurses and social workers along with additional funding for emergency accommodation. The service includes support around substance misuse and includes a focus on both the established community and those attributable to the use of Novel Psychotropic Substances (NPS) and Cannabinoids (Spice/Black Mamba).

Rapid Rehousing Pathway:

A further successful MCHLG funding application for £550,000 was awarded in 2019 relating to the Rapid Rehousing Pathway funding. This initiative covers a range of services including:

- **Call Before You Serve Service:** An independent service provided by Decent and Safe Homes (DASH) which aims to engage with and support landlords if they are considering action to repossess a property. The team works comprehensively across Nottinghamshire to try to find solutions to sustain tenancies, or if it is not possible to work with that landlord to see if they would re-let their property to someone referred by the local council.
- **Social Lettings Agency:** A private lettings agent has been commissioned to work with private landlords to encourage those landlords to let their properties

to local authorities by offering a range of support services and incentives, such as tenancy Liaison and tenant identification; access to the Call Before You Serve scheme and tenancy management.

- **Homelessness Navigators:** The navigators will have a small case load and a budget of £500 per person to help with rehousing costs. Their purpose is to engage with the most challenging cases, often requiring a multi-disciplinary approach.

To assist with our objective of delivering a more preventative approach as opposed to reactionary service, the navigators will be located at the main sources of rough sleeping within the county, namely Nottingham and Ranby prisons; hospitals and mental health facilities.

- **Supported Lettings:** For Gedling Borough Council, eight units of accommodation have been identified with a further four due to follow across the Broxtowe, Gedling and Rushcliffe locality. These properties will assist with the rehousing of those applicants with additional needs.
- **Landlord liaison officers:** These posts will work with landlords to access additional affordable homes and provide support to tenants who may be experiencing difficulties with maintaining their tenancies.

Outcomes: How we will know we are there

- Appropriate support will be in place to enable people to improve and maintain their independence
- There will be fewer incidences of repeat homelessness
- Opportunities will be taken to engage with partners to maximise projects relating to work and apprenticeships
- More homeless people will access education, training and employment opportunities
- Reduce rough sleeping
- Work with partners to improve pathways
- Improved support around issues such as mental health and substance misuse

To achieve this we will:

- Seek to ensure people have access to appropriate housing and support
- Ensure that there are sufficient move on options from supported accommodation
- Seek to ensure that there is accessible support if tenancies start to fail
- Ensure there are clear links to health promotion, education, training and employment opportunities

5.0 Delivering the Strategy

The refreshed South Nottinghamshire Homelessness and Rough Sleeping Strategy has been developed through the South Nottinghamshire Inter Agency Homelessness Forum, bringing together a wide range of statutory and voluntary agencies involved in preventing homelessness and providing services to homeless people. The action plan will be progressed, reviewed and updated by the Forum annually to measure progress through the South Nottinghamshire Inter Agency Homelessness Forum, which meets quarterly. The action plan will also take account of changes in Government policy and at a County level.

Delivery against the plan will be reported to Members in each of the three Councils and an annual update will be available on each Council website and submitted to the Ministry of Housing, Communities and Local Government (MHCLG). The updated Homelessness and Rough Sleeping Strategy action plan will be developed in partnership with partner organisations and will be in line with the priorities outlined above.

Appendix 1: Action Plan

The South Nottinghamshire Homelessness and Rough sleeping Strategy Action Plan is a live document and is updated annually through the South Nottinghamshire Inter-Agency Homelessness Forum to reflect changes in national and local priorities and resources. The action plan was last updated in November 2019 and further revisions will take place to set key actions moving forward.

ACTION PLAN 2017 (updated November 2019)

What we will do	How we will do it	Lead organisations	Update 1 October 2019
Work in partnership across the three Boroughs and with other partners to educate people in the reality and risks of being homeless	Continue to work with partners such as Broxtowe Youth Homelessness to develop the peer support offer in local schools to educate school children in the realities of the housing market	Broxtowe Youth Homelessness Broxtowe, Gedling and Rushcliffe Borough Councils	All three Councils now commission the organisation Broxtowe Youth Homelessness to engage with year 10/11 students regarding the realities of the housing market
Monitor the impact of Welfare Reform to both households and the housing sector and seek to minimise negative consequences	Work with partners such as the Department of Work and Pensions; Registered Providers and with our Housing Benefit Teams to identify and minimise impacts of welfare reform	Registered Providers Department of Work and Pensions Broxtowe, Gedling and Rushcliffe Borough Councils	There has been extensive engagement with the Department of Work and Pensions; Registered Providers and with our Housing Benefit Teams ahead of Universal Credit rollout and this continues. So far, minimal negative impacts locally but this will continue to be monitored.

What we will do	How we will do it	Lead organisations	Update 1 October 2019
<p>Ensure good quality information and advice is available to prevent homelessness</p>	<p>Attend monthly prison housing surgeries to give housing options advice to prison leavers</p> <p>Explore common information and advice through leaflets and on the internet on a range of housing issues across South Nottinghamshire</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>Councils in Nottinghamshire have been successful in bidding to receive Government funding through the Rapid Rehousing Pathway (RRP) funding to bolster the support offered to people being released from prison through the provision of 'navigators' to link to wider housing and support services</p> <p>All Councils continue to provide a range of information regarding housing issues</p> <p>All Council websites now meet guidance set out by the Ministry of Housing, Communities and Local Government (MHCLG)</p>
<p>Ensure that our Allocations Schemes are easy to use and appropriately prioritise people in housing need</p>	<p>Upgrade the Abrisas Enhanced Housing Options module to enable a more effective allocations system and identification of wider housing options</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>The Abrisas system has been updated. Personalised Housing Plans are now in place.</p>

<p>Continue to work effectively and in a collaborative way across all three Boroughs and with other partners relating to homelessness prevention</p>	<p>Continue to utilise the South Nottinghamshire Inter Agency Homelessness Forum to share best practice and scope responses to emerging policy changes such as the Homelessness Reduction Bill (now HRA Act 2017)</p>	<p>South Nottinghamshire Inter Agency Homelessness members</p>	<p>The South Nottinghamshire Inter Agency Homelessness Forum continues to be utilised to share best practice and scope responses around homelessness</p> <p>Monitoring delivery</p> <p>Engagement with Homeless Advice and Support Team</p>
<p>Work with partners to promote independent living skills and prevent relationship breakdown</p>	<p>Continue to work through agencies such as Broxtowe Youth Homelessness to support tenancy training and mediation</p>	<p>Broxtowe Youth Homelessness</p> <p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>The three Councils are currently exploring opportunities to further bolster engagement with and similar agencies</p> <p>Bolstering support around tenancy sustainment through commissioning a dedicated officer covering South Nottinghamshire as part of the Nottingham Community Housing Association (NCHA) tenancy sustainment service</p> <p>Establishing Social Lettings Agency to identify properties and provide support</p>

<p>Work with landlords across tenures to enable them to accommodate people in housing need, including those with support needs including mental and physical health issues</p>	<p>Fully engage with landlord representative organisations including the National Landlords Association (NLA); Decent and Safe Homes (DASH) and East Midlands Property Owners (EMPO) to maximise opportunities to utilise accommodation for people in housing need in the Private Rented Sector</p> <p>Hold at least one major private landlord event covering South Nottinghamshire every 12 months</p> <p>Continue to fully engage with Registered Provider partners to maximise accommodation for people in housing need</p>	<p>Private Landlords Registered Provider partners</p> <p>EMPO; DASH; NLA</p> <p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>South Nottinghamshire Private Landlords Forum is held annually in collaboration with partners including National Landlords Association; Decent and Safe Homes (DASH); East Midlands Property Owners, typically, 60-70 landlords and letting agents attend.</p> <p>A Social Lettings Agency is being established throughout Nottinghamshire to maximise availability of properties in Private Rented Sector</p> <p>Councils heavily engage with Registered Providers to maximise housing options</p> <p>We continue to engage with Registered Providers to maximise accommodation</p>
<p>Seek housing and support solutions for people with specific needs and ensure there is equality of access</p>	<p>Fully engage with County colleagues regarding understanding and meeting the housing and support needs of clients with specific needs</p>	<p>Nottinghamshire County Council</p>	<p>The Councils are seeking to bolster engagement with County Council. This includes the establishment of a Homelessness Executive Group (including</p>

		<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>representation from Public Health, Adult Social Care, Children and Young Peoples Services, District Councils) in order to better co-ordinate services</p> <p>Councils are working closely with County Council regarding better understanding needs including close collaboration on the Nottinghamshire Homelessness Joint Strategic Needs Assessment (JSNA)</p> <p>Recommendations include:</p> <ul style="list-style-type: none"> • Establishing a high level steering group around homelessness issues across the County • Reviewing pathways to ensure they are appropriate and clear • Working with partners to improve health provision for people who are homeless • Improving the street outreach offer for rough sleepers
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			<ul style="list-style-type: none"> • Improving availability of data regarding homelessness and rough sleeping • Working across partners to identify and tackle the causes of homelessness including around debt advice, family mediation, tenancy sustainment and education/ support for at risk groups.
<p>Seek to offer consistent advice and assist at the earliest opportunity</p>	<p>Continue to work through the South Nottinghamshire Inter Agency Homelessness forum to provide effective and consistent homelessness services</p> <p>Deliver upgrade the Arbritas Choice Based Lettings system which will provide and enhanced housing options offer</p>	<p>South Nottinghamshire Inter Agency Homelessness members</p>	<p>A range of work has been undertaken collaboratively between the three Councils to provide an effective and consistent service. Examples of this include:</p> <p>Development of the Call Before You Serve service to engage with and support landlords if they are considering action to repossess a property</p> <p>Improving the information available to people at risk of homelessness through council websites</p> <p>We are currently exploring the potential for greater alignment in</p>

			the future of homelessness strategies across Nottinghamshire Arbritas system has been upgraded
Ensure Homelessness Services are approachable and easy to access	Explore the introduction of satisfaction monitoring of homelessness services. Pilot a mystery shopping exercise of homelessness services in one Borough	Broxtowe, Gedling and Rushcliffe Borough Councils	This is currently being explored but has not been implemented
Utilise evidence to assess and seek to minimise future housing issues	Continue to work in partnership to understand the key issues around homelessness in the South of the County, including benchmarking homelessness data and sharing best practice at the South Nottinghamshire Inter Agency Homelessness Forum Commission a study across South Nottinghamshire to better understand the gaps in the provision of housing and support for 19-35 year olds and to enable an assessment of the implications for welfare reform on this group	Broxtowe, Gedling and Rushcliffe Borough Councils	A range of evidence has been gathered to inform decision making. This includes: A study into the housing and support needs of under 35 year olds across South Nottinghamshire. This is now completed and identified a number of key priorities including: <ul style="list-style-type: none"> • Improving access to advice, assistance and mediation • Improving tenancy sustainment services • Develop a social lettings service • Develop closer working relationships with young people

	<p>Maximise opportunities through required changes in P1E homelessness data collection to improve data collection</p>		<p>to access advice and support, such as through the work of Broxtowe Youth Homelessness</p> <ul style="list-style-type: none"> • Establish closer working relationships with the Local Enterprise Partnership to better link support of housing to skills and training <p>Engaged with County-wide Joint Strategic Needs Assessment on Homelessness to bolster understanding of housing needs, including relating to health issues</p> <p>Continuing to use South Nottinghamshire Forum to share best practice</p> <p>HCLIC information has now replaced P1E. This is considered experimental data but MHCLG are refining to ensure it is more robust and informs decision making</p> <p>A key challenge here is to ensure consistency across Local Authorities in terms of self reporting</p>
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<p>Take a proactive preventative approach to make every contact matter and easy to access</p>	<p>Upgrade the Arbritas choice based lettings system to provide an enhanced housing options service in order to develop the prevention offer</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>The Arbritas system has been upgraded and Enhanced Housing Options system is now EHO available to all three Councils</p>
<p>Engage with partners to ensure that services are effective and joined up</p>	<p>Where possible, develop joint working protocols to ensure a consistently high quality of homelessness services across South Nottinghamshire</p> <p>Develop service standards across the three Boroughs to ensure that customers are clear on the level of service they can expect</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>Joint working opportunities are undertaken where practicable</p> <p>We are currently considering opportunities to better align strategies relating to homelessness across the County</p>
<p>Provide clear and meaningful housing and support pathways</p>	<p>Develop full homelessness procedure guides for front line homelessness staff to ensure a consistent provision of services</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>All three Borough's utilise the same IT system</p> <p>There are common referral forms</p> <p>Move on Band 2 common between the 3 Councils</p> <p>Pathways are being developed though navigator roles</p>

<p>Work with a range of partners to provide access to other services that promote health and wellbeing, employment, education and training opportunities</p>	<p>Through the South Nottinghamshire Inter Agency Homelessness Forum, explore every opportunity to work with partners to increase resilience to, and move away from, homelessness by supporting clients to access health, training and employment services</p> <p>Move away from homelessness</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p> <p>South Nottinghamshire Inter Agency Homelessness Forum members</p>	<p>Key forums are in place to work with a range of partners</p> <p>This includes the County-wide homelessness executive (including District/ Borough Council representation; CCG; Public Health; MHCLG; Adult Social Care; Children and Young People Services); Young Persons Homelessness Forum; South Nottinghamshire Homelessness Forum</p>
<p>Seek to ensure that people have access to appropriate accommodation</p>	<p>Work with partners to identify and meet specialist housing provision needs including relating to mental health, learning disabilities, dementia, drug and alcohol usage, ex-offenders, physical disability</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p> <p>South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate</p>	<p>All three Councils are continuing to work with partners including County commissioned services to improve pathways.</p> <p>As stated above, collaboration between Districts; County and CCGs in being bolstered.</p>
<p>Continue to work effectively across the three Boroughs in</p>	<p>Improve cold weather emergency provision in all 3 boroughs by investigating arrangements with</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>	<p>The three Councils are working collaboratively to ensure that there is effective Statutory Emergency Winter Provision for Rough</p>

<p>the provision of temporary accommodation</p>	<p>the faith sector and use of Temporary Accommodation voids</p> <p>Provide a consistent inspection process for B&B accommodation to ensure good quality provision</p> <p>Continuing to work across the three authorities in the provision of temporary accommodation to minimise Bed and Breakfast usage</p>		<p>Sleepers and are developing a range of options to support people who are sleeping rough over periods of cold weather.</p> <p>Work includes bidding for additional funding from Cold Weather funding to provide a direct access staffed facility at Elizabeth House Hostel to further reduce reliance on B&B's</p>
<p>Seek to improve the support for rough sleepers</p>	<p>Work closely with partners across the County (including City) to improve the support offered to rough sleepers, including through providing improved access to health care.</p>	<p>All Authorities in Nottinghamshire</p> <p>Framework Housing and other partners as required</p>	<p>South Nottinghamshire councils have been successful in gaining significant funding to support rough sleepers through the Rough Sleeping Initiative and Rapid Rehousing Pathways.</p> <p>This includes provision to better support work around street outreach; support for those at risk of homelessness, for example through hospital, prison and mental health homelessness navigator roles and increased support around tenancy sustainment. This is with the overall objective of supporting the</p>

			Governments national campaign to end rough sleeping by 2027.
Effectively engage with partners, including County Council, to further develop youth homelessness services	Continue to engage with the Youth Homelessness Forum and County Council colleagues to implement the recommendations of the Joint Work Protocol to identify housing needs and opportunities to meet need	Nottinghamshire County Council Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate	As above. Additionally, Councils are actively engaging with wider partners including delivery partners and county council in the implementation of these services. The District/ Borough Councils are actively engaging on cross District/ County work including the homelessness JSNA and Homelessness Executive Group and are actively engaged Government specialist advisors relating to homelessness
Seek to maximise funding to secure additional supported accommodation where a need can be evidenced	Engage with voluntary sector partners to identify suitable properties and funding for supported accommodation	Nottinghamshire County Council Broxtowe, Gedling and Rushcliffe Borough Councils	As above, the South Nottinghamshire Councils have been instrumental in securing over £1.3 million of Government funding towards homelessness services during 2019 to establish and/or

		South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate	bolster a range of services to prevent or relieve homelessness
Develop and strengthen partnerships with a range of housing providers and landlords, particularly the Private Rented Sector to build upon the range of housing and support options available to residents	<p>Maximise opportunities to provide support to unlock opportunities in the Private Rented Sector where appropriate</p> <p>Seek to identify opportunities to reconfigure lower demand properties where appropriate to meet needs</p>	<p>Broxtowe, Gedling and Rushcliffe Borough Councils</p> <p>South Nottinghamshire Inter Agency Homelessness Forum members</p> <p>Registered Providers</p> <p>Private Landlords</p> <p>County Council</p> <p>Other partners as appropriate</p>	<p>There is strengthening engagement with the Private Rented Sector.</p> <p>This includes successful private landlords forums; establishment of a Social Lettings Agency; the introduction of Call Before You Serve; strengthening work to support tenants around tenancy sustainment</p>
Seek to ensure people have access to appropriate housing and support	<p>Reduce repeat homelessness by providing appropriate support</p> <p>Explore opportunities to develop floating support services</p>	Broxtowe, Gedling and Rushcliffe Borough Councils	<p>The funding through Rapid Rehousing Pathway is significantly bolstering services to ensure effective tenancy support.</p> <p>There is continued and sustained engagement with partners such as</p>

			Framework, YMCA and The Friary to further strengthen this support
Ensure that there are sufficient move on options from supported accommodation	<p>Ensure that allocations policies are regularly reviewed to ensure that provision of move on opportunities are maximised as appropriate</p> <p>Work with the Private Rented Sector to maximise opportunities for good quality move on accommodation</p>	Broxtowe, Gedling and Rushcliffe Borough Councils	<p>Housing Allocations Policies have been reviewed to ensure effective allocation of properties</p> <p>A Social Lettings Agency has been established</p>

Responding to the measures contained within the Homeless Reduction Act 2017

What we will do	How we will do it	Lead organisations	Update 1 October 2019
Examine ways in which support needs can be addressed within personalised action plans	Explore options to utilise Nottinghamshire Help Yourself website via Nottinghamshire County Council	Broxtowe, Gedling & Rushcliffe Borough Councils	Personalised plans are in place

Ensure that staff are fully prepared for the new requirements of the Homelessness Reduction Act	Organise Homelessness Reduction Act operational training for front-line staff.	Broxtowe, Gedling & Rushcliffe Borough Councils	Training has been provided to staff
Ensure that partner agencies are fully briefed and prepared for the new requirements of the Homelessness Reduction Act	Training and briefing sessions with partner agencies.	Broxtowe, Gedling & Rushcliffe Borough Councils	Briefings have been undertaken for partners. This will be reviewed and replicated as needed. Duty to Refer has been implemented
Ensure that the Civica software system is fully operational and compliant with the workflow and reporting requirements of the Homelessness Reduction Act	Work with Civica software to ensure our requirements are communicated and work scheduled in within appropriate timescales including the need for staff training.	Broxtowe, Gedling & Rushcliffe Borough Councils	Complete and working
Work towards having a consistent approach with regard the requirements of the act to provide meaningful advice and assistance.	Joint work to populate the Enhanced Housing Options module within the Civica	Broxtowe, Gedling & Rushcliffe Borough Councils	Enhanced Housing Options module available and working

	software system with consistent advice and information.		
Explore ways to better prevent homelessness by earlier intervention on cases of loss of assured shorthold tenancies in the private rented sector	Work in partnership with DASH and other agencies to introduce a 'call before you serve' campaign.	Broxtowe, Gedling & Rushcliffe Borough Councils	A key focus has been on rolling out the Call Before You Serve service to engage with landlords prior to eviction. This has been completed. However, further options are being explored.

ACTION PLAN 2019

What we will do	How we will do it	By when	Lead organisations
Support the recommendations of the County wide health and homelessness Joint Strategic Needs Assessment	Work with partners to deliver the recommendations of the JSNA.	Ongoing	Broxtowe, Gedling and Rushcliffe Borough Councils

Explore potential for a County-wide homelessness and rough sleeping strategy	Engage with partners across the County to seek to align strategies	To be agreed	Broxtowe, Gedling and Rushcliffe Borough Councils to engage with wider partners
Support the work of the County-wide Homelessness Executive Group to support potential for joint commissioning of services.	Ensure South Nottinghamshire representation on the Homelessness Executive and act a conduit between the Homelessness Executive and partners in the South of the County.	Ongoing	Broxtowe, Gedling and Rushcliffe Borough Councils
Seek funding opportunities to maximise resources particularly for those who are rough sleeping or at risk of homelessness	Maintain relationships and on-going dialogue with MHCLG in order to maximise funding opportunities through co-production	Ongoing	Partners across Nottinghamshire
Work with public bodies to ensure Duty to Refer is effective to prevent rough sleeping on discharge from prisons, hospitals and mental health institutions	Deployed specialist Navigators to work with prisons, hospitals and mental health institutions to identify and support people at risk of rough sleeping Continued engagement between Borough Councils	Navigators have been deployed and this will be monitored. At time of writing (December 2019), funding is currently in place and further funding application submitted for 2020/21	County-wide rough sleeping co-ordinator. Broxtowe, Gedling and Rushcliffe Borough Councils

	and organisations with a Duty to Refer to ensure effective referrals	All key organisations with a Duty to Refer contacted by relevant Borough Council by 31 st March 2020	
Work with partners to increase the supply of good quality temporary accommodation for single people and families	Identify and procure additional good quality temporary accommodation through engagement with a range of partners	Ongoing	South Nottinghamshire Inter-Agency Homelessness Forum

Appendix 2. Key Data

The extract data below provides a summary of housing need in South Nottinghamshire which has helped to inform the key priorities for action. Whilst this data provides a base of information for the purposes of the Strategy, it should be noted that a host of evidence is considered when making decisions as to where to allocate resources.

Source: HCLIC DATA 1 April 2018 – 31st March 2019 (www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness)

It should be noted that HCLIC data is currently considered 'experimental' data.

Initial assessments

	Broxtowe	Gedling	Rushcliffe
Total number of households assessed	359	405	360
Of which: total households assessed as owed a duty	349	351	300
Of those assessed and owed a duty			
Threatened with homelessness - Prevention duty owed	240	218	239
Of which: due to service of valid Section 21 notice	32	41	6
Homeless - Relief duty owed	109	133	61
Not threatened with homelessness within 56 days - no duty owed	10	54	45

Reason for loss of last settled home for household owed duty	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	96	83	71
End of private rented tenancy - assured shorthold	118	97	79
Domestic abuse	18	29	25
Non-violent relationship breakdown with partner	36	32	36
End of social rented tenancy	8	5	15
Eviction from supported housing	8	8	11
End of private rented tenancy - not assured shorthold	3	8	7
Other violence or harassment	8	6	9
Left institution with no accommodation available	3	1	2
Required to leave accommodation provided by Home Office as asylum support	3	1	0
Other reasons / not known	48	81	45

Accommodation at time of application for those owed duty:	Broxtowe	Gedling	Rushcliffe
Private rented sector	116	132	98
Living with family	104	91	80
No fixed abode	41	55	26
Social rented sector	14	11	31
Living with friends	35	24	24
Homeless on departure from institution	7	3	6
Rough sleeping	4	4	5
Owner-occupier / shared ownership	7	8	5
Temporary accommodation	4	2	5
NASS accommodation	3	0	1
Refuge	10	4	9
Other / not known	4	17	11
Household type of households owed a prevention duty			
Single parent with dependent children -			
Male	8	3	7
Female	65	73	73
Other / gender not known	0	0	0

Single adult	Broxtowe	Gedling	Rushcliffe
Male	67	51	70
Female	43	39	45
Other / gender not known	0	0	0
Couple with dependent children	28	29	21
Couple / two adults without dependent children	21	19	17
Three or more adults with dependent children	5	3	3
Not known ⁸	0	0	0
Ethnicity			
White	300	297	244
Black / African / Caribbean / Black British	21	13	12
Asian / Asian British	6	6	9
Mixed / Multiple ethnic groups	7	14	10
Other ethnic groups	9	9	6
Not known	6	12	18

Employment status of main applicants owed a duty	Broxtowe	Gedling	Rushcliffe
Registered unemployed	100	79	25
Not working due to long-term illness / disability	40	59	77
Full-time work	61	46	57
Part-time work	52	55	48
Not seeking work / at home	57	55	35
Not registered unemployed but seeking work	16	14	19
Retired	2	15	12
Student / training	5	2	5
Other	12	14	6
Not known	4	12	16
Total households with support need(s) owed a duty	108	123	150
Total number of support needs for those owed a duty	178	150	204

Support needs of households owed a prevention or relief duty	Broxtowe	Gedling	Rushcliffe
History of mental health problems	48	57	55
Physical ill health and disability	23	36	39
At risk of / has experienced domestic abuse	18	7	30
Offending history	15	7	6
History of repeat homelessness	7	0	2
Drug dependency needs	5	2	6
History of rough sleeping	1	2	2
Alcohol dependency needs	12	15	11
Learning disability	15	12	6
Young person aged 18-25 years requiring support to manage independently	14	1	20
Access to education, employment or training	3	0	2
At risk of / has experienced abuse (non-domestic abuse)	3	0	3
At risk of / has experienced sexual abuse / exploitation	2	5	4

Old age	0	0	4
Care leaver aged 21+ years	4	4	2
Care leaver aged 18-20 years	3	9	1
Young person aged 16-17 years	1	0	4
Young parent requiring support to manage independently	0	0	2
Former asylum seeker	1	0	2
Served in HM Forces	2	0	0
Age of main applicants owed a prevention or relief duty	Broxtowe	Gedling	Rushcliffe
16-17	0	0	5
18-24	101	86	69
25-34	106	114	89
35-44	81	69	56
45-54	48	49	42
55-64	27	19	23
65-74	3	11	8
75+	1	3	8
Not known	0	0	0

Household type of households owed a relief duty	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children			
Male	5	1	2
Female	22	42	19
Other / gender not known	0	0	0
Single adult			
Male	52	49	25
Female	17	29	10
Other / gender not known	0	0	0
Couple with dependent children	9	5	1
Couple / two adults without dependent children	4	4	2
Three or more adults with dependent children	0	2	0
Three or more adults without dependent children	0	0	0
Not known	0	0	0

Nationality of main applicants owed a prevention or relief duty	Broxtowe	Gedling	Rushcliffe
UK	317	337	285
Non-EEA	11	6	10
A8, A2 & Croatia	13	6	3
Other EEA	8	2	2
Ireland	0	0	0
Not known	0	0	0
Reason for eligibility of main applicants owed a duty			
British or Irish citizen, or habitually resident	323	337	287
EEA citizen: Worker	8	2	3
Non-UK/-EEA citizen: Indefinite Leave to Remain	7	4	6
Non-UK/-EEA citizen: Limited Leave to Remain	2	1	2
Non-UK/-EEA citizen: Granted refugee status	2	0	2
EEA citizen: Other	1	0	0
EEA citizen: Permanent right to reside	4	5	0

Non-UK/-EEA citizen: Other protection (e.g. humanitarian, discretionary)	1	0	0
EEA citizen: Eligible family member	0	0	0
EEA citizen: Self-employed	1	0	0
Non-UK/-EEA citizen: Exceptional Leave to Remain	0	4	0
Not known ⁸	0	0	0

Prevention

	Broxtowe	Gedling	Rushcliffe
Total number of households where prevention duty ended	162	158	234
Reason for households' prevention duty ending:			
Secured accommodation for 6+ months	60	94	203
Homeless (including intentionally homeless)	49	40	19
Contact lost	13	13	4
56 days elapsed and no further action	2	3	3
Withdrew application / applicant deceased	6	4	3
No longer eligible	4	4	5
Refused suitable accommodation offer	5	0	0
Refused to cooperate	0	0	0
Not known	0	0	0
Existing or alternative accommodation secured at duty end:			
Moved to alternative accommodation	77	85	161
Stayed in existing accommodation	6	9	42

Type of accommodation secured for households at end of duty:	Broxtowe	Gedling	Rushcliffe
Social rented sector	43	35	115
Private rented sector	38	50	53
Staying with family	1	2	19
Staying with friends	0	2	6
Owner-occupier	0	2	6
Other	0	3	2
Not known	1	0	1
Main activity that resulted in accommodation secured for households:			
Accommodation secured by local authority or organisation delivering housing options service	29	14	101
Helped to secure accommodation found by applicant, with financial payment	3	17	2
Helped to secure accommodation found by applicant, without financial payment	14	14	12

Negotiation / mediation / advocacy work to prevent eviction / repossession	0	1	17
Negotiation / mediation work to secure return to family or friend	1	2	13
Supported housing provided	11	10	13
Discretionary Housing Payment to reduce shortfall	0	0	4
Other financial payments (e.g. to reduce arrears)	0	0	0
Other	1	3	9
No activity – advice and information provided	24	33	32
Destination of households with alternative accommodation secured:			
Same local authority	59	70	128
Another local authority, same region	5	13	24
Another region	3	0	1
Not known ⁶	10	2	8
Total accommodated from other local authorities	5	7	0

Household type of those with accommodation secured at duty end:	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	2	0	2
- Female	24	28	61
- Other / gender not known	0	0	0
Single adult - Male	26	27	64
- Female	15	19	41
- Other / gender not known	0	0	0
Couple / two adults with dependent children	4	13	18
Couple / two adults without dependent children	9	5	17
Three or more adults with dependent children	1	2	0
Three or more adults without dependent children	2	0	0
Not known	0	0	0

Relief duty outcomes

	Broxtowe	Gedling	Rushcliffe
	138	127	71
Reason for households' relief duty ending			
Secured accommodation for 6+ months	63	57	54
56 days elapsed	53	42	5
Contact lost	8	21	6
Withdrew application / applicant deceased	1	4	0
Refused final accommodation	8	0	2
Intentionally homeless from accommodation provided	4	0	0
Local connection referral accepted by other LA	1	1	2
No longer eligible	0	1	1
Notice served due to refusal to cooperate	0	1	1
Not known	0	0	0
Type of accommodation secured for households at end of relief duty:			
Social rented sector	42	20	40
Private rented sector	12	17	6
Staying with family	2	1	2

Staying with friends	0	1	1
Owner-occupier	0	0	0
Other	0	0	0
Not known	7	18	5
Main activity that resulted in accommodation secured for households:			
Accommodation secured by local authority or organisation delivering housing options service	35	9	28
Supported housing provided	12	12	9
Helped to secure accommodation found by applicant, with financial payment	1	10	5
Helped to secure accommodation found by applicant, without financial payment	2	3	6
Other activity through which accommodation secured	6	4	5
No activity	7	18	1

Destination of households with accommodation secured at duty end:	Broxtowe	Gedling	Rushcliffe
Same local authority	47	30	42
Another local authority, same region	2	11	8
Another region	2	0	2
Not known	12	16	2
Total accommodated from other local authorities	0	8	0
Household type of those with accommodation secured at duty end:			
Single parent with dependent children - Male	1	1	2
- Female	15	16	19
- Other / gender not known	0	0	0
Single adult - Male	24	27	10
- Female	11	10	12
- Other / gender not known	0	0	4
Couple / two adults with dependent children	7	1	2
Couple / two adults without dependent children	5	1	3
Three or more adults with dependent children	0	1	2

Three or more adults without dependent children	0	0	2
Not known	0	0	0

Main duty decisions

Total number of main duty decisions	62	60	4
Outcome of main duty decision for eligible households:			
Homeless + priority need + unintentionally homeless (acceptance)	28	53	3
Homeless + priority need + intentionally homeless	4	1	0
Homeless + no priority need	28	1	1
Not homeless	2	5	0
Priority need of households owed a main duty:			
Household includes dependent children	19	39	1
Mental health problems	1	5	0
Physical disability / ill health	1	0	0
Household includes a pregnant woman	1	2	0

Domestic abuse	4	4	0
Young applicant	0	1	0
Old age	0	0	2
Homeless because of emergency	0	0	0
Other	1	2	0
Total number of households where main duty ended	18	69	8
Outcome of households no longer owed a main duty:			
Housing Act 1996 Pt6 social housing offer - accepted	16	53	5
- refused	1	4	2
Private rented sector offer-accepted	1	5	0
- refused	0	0	0
Voluntarily ceased to occupy	0	1	0
Refused suitable TA offer, withdrew or lost contact	0	6	1
Became intentionally homeless from TA	0	0	0
Ceased to be eligible	0	0	0
Not known	0	0	0

Temporary accommodation (snapshot data at end of each quarter) to cover year (the snapshot totals were added at the end of the four quarters to make the total)

	Broxtowe		Gedling		Rushcliffe	
	Total	With children	Total	With children	Total	With children
Households in temporary accommodation (TA) at end of quarter	45	31	119	77	20	18
Private sector accommodation leased by authority or by a registered provider	0	0	2	2	0	0
Nightly paid, privately managed accommodation, self-contained	6	5	0	0	0	0
Local authority or Housing association (LA/HA) stock	26	20	43	41	0	0
Bed and breakfast hotels (including shared annexes)	9	0	49		7	0
Hostels (including reception centres, emergency units and refuges)	4	3	18		18	18
Any other type of temporary accommodation (including private landlord and not known)	0	0	7		0	0
					0	0
In TA in another local authority district	3	0	37		0	0

Duty owed, no accommodation secured	4	3	18		0	0
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	Broxtowe	Gedling	Rushcliffe
Household type of households in temporary accommodation	Please note that HCLIC data is only available on this element for the period July 2018 – March 2019. Therefore snapshot data at the end of two quarters has been added and totalled.		
Single parent with dependent children - Male	3	2	1
- Female	18	30	14
- Other / gender not known	0	0	0
Single adult - Male	9	14	2
- Female	3	9	0
- Other / gender not known	0	0	0
Couple with dependent children	10	7	0
All other household types	2	5	3

Housing Register Data (as at end of October 2019)

Total numbers on the housing register

Band	Broxtowe	Gedling	Rushcliffe	Total
Band 1	60	53	7	120
Band 2	198	210	73	481
Band 3	658	353	383	1394
Band 4	1092	NA	NA	1092
Total	2008	616	463	3087

Current Housing Situation/ accommodation (please note that total does not equal total number on register due to missing information)

Current housing situation	Broxtowe	Gedling	Rushcliffe	Total
Bed and Breakfast	4	5	4	13
Council Tenant	501	36	52	589
HM Forces	4			4
Housing Association Tenant	185	186	145	516
In Social Services Care/Foster Care	5	3	1	9
Living in Hostel	11	8	3	22
Living with Family	101	56	36	193
Living with Family/Friends	255	28	19	302
Living with Friends	16	5	3	24
Lodging	22	6	3	31

No Fixed Abode/Sofa surfer	73	12	15	100
Non secure tenancy – leased property	10	1	4	15
Non secure tenancy – own stock			1	1
Owner Occupier	169	46	56	271
Prison			1	1
Private Rented Tenant	581	187	98	866
Shared Ownership	2	4	5	11
Sleeping Rough	9	2	5	16
Tied Tenant	1	2	2	5
Total	1949	587	453	2989

Family composition (please note that total does not equal total number on register due to missing information)

Applicant types				
Row Labels	Broxtowe	Gedling	Rushcliffe	Total
Couple	204	18	43	265
Couple + Pregnant	25	4	1	30
Couple with overnight carer	4	2		6
Elderly Couple	20	44	46	110
Elderly Single	200	136	110	446
Family + 1 Child	294	91	19	404
Family + 1 Child + Pregnant	18	3	2	23
Family + 2 Children	253	65	22	340
Family + 2 Children + Pregnant	15	4	1	20
Family + 3 Children	129	49	13	191
Family + 3 Children + Pregnant	3	1		4

Family + 4 Children	39	11	8	58
Family + 4 Children + Pregnant	1		1	2
Family + 5 or more Children	11	6	1	18
Single	683	147	176	1006
Single + 1	62	22	13	97
Single + Pregnant	33	11	6	50
Single with overnight carer	3		1	4
Total	1997	614	463	3074

Age of primary applicant

Age	Broxtowe	Gedling	Rushcliffe	Total
17	1	NA	2	3
18-21	87	47	16	150
22-34	704	166	60	930
35-60	744	225	162	1131
61+	472	178	223	873

Property size eligibility (minimum size property)

Min bed size calculated	Broxtowe	Gedling	Rushcliffe	Total
Bedsit	883	284	286	1453
1	251	64	93	408
2	586	177	53	816
3	250	76	28	354
4	34	12	3	49

5	4	3		7
Grand Total	2008	616	463	3087

Property size eligibility (maximum property size)

Max bed size calculated				
Row Labels	Broxtowe	Gedling	Rushcliffe	Total
1	1124			1124
2	423	481	387	1291
3	271	68	53	392
4	145	52	14	211
5	45	15	9	69
Grand Total	2008	616	463	3087

Rough Sleepers

The three Boroughs undertake a count of rough sleepers every year as a single night snapshot in partnership with a range of local organisations. This data is submitted to the Department for Communities and Local Government in order to provide a national overview of the extent of rough sleeping. Data for the three Boroughs is as follows:

	2013	2014	2015	2016	2017	2018
Broxtowe	0	0	0	1	1	3
Gedling	0	0	0	0	0	0
Rushcliffe	1	0	3	0	9	2
TOTAL	1	0	3	1	10	5
Nottingham City	9	9	14	35	43	34
England	2,414	2,744	3,569	4,134	4,751	4,677

As stated, a street outreach service has been established throughout Nottinghamshire. Data regarding rough sleepers and referrals for 2017/18 is as follows.

	Broxtowe	Gedling	Rushcliffe
Total Referrals	109	34	140
Male	71	21	99
Female	7	8	12
Unknown	31	5	29
Under 25	19	5	13
26-50	40	14	70
51+	0	3	26
Unknown	50	12	31
Asian	0	0	0
Black	0	0	0
Mixed	0	0	0
White	38	11	96
Unknown	71	23	44
Referral type			
Email	9	8	18
In Person	2	0	25
Telephone	78	21	80
Text	2	2	2
Street Link	18	3	13

Referral agency			
Healthcare	6	1	4
Homeless Service	1	2	16
MOP	63	7	43
Other	5	3	1
Police/PCSO	5	0	8
Probation	1	0	1
Self	21	14	55
Local Authority	7	7	12

Private Rental Costs

Note – whilst the LHA rates do not exactly match with Borough Council boundaries, the majority of the area falls within the Nottingham LHA local housing allowance

Broxtowe – lower quartile rents and Local Housing Allowance (LHA).

	Rents 1 April 2018 – 31 March 2019 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Room	325	299.82	25.18
1 bedroom	433	394.98	38.02
2 bedrooms	525	470.42	54.58
3 bedrooms	625	538.38	86.62
4+ bedrooms	800	678.07	121.93

Gedling – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 April 2018 – 31 March 2019 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Room	NA – sample of 10 properties of fewer	299.82	NA
1 bedroom	410	394.98	15.02
2 bedrooms	525	470.42	54.58
3 bedrooms	600	538.38	61.62
4+ bedrooms	850	678.07	171.93

Rushcliffe – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 April 2018 – 31 March 2019 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Room	368	299.82	68.18
1 bedroom	495	394.98	100.02
2 bedrooms	600	470.42	129.58
3 bedrooms	695	538.38	156.62
4+ bedrooms	985	678.07	306.93

Source: Valuation Office Agency (VOA)

*Whilst LHA rates do not reflect exact geographical borders of the Borough Councils, the LHA rate which applies to the majority of the Council boundary has been used.

An evaluation of lower quartile (i.e. cheapest) market rents identified shortfalls in LHA levels against lower quartile rents across the South Nottinghamshire Boroughs. There are shortfalls in LHA levels for properties of all sizes across the South Nottinghamshire Boroughs, especially on larger properties. This shortfall appears to be an emerging trend in the South Nottinghamshire Boroughs. The disparity between LHA and average rents means that for people on housing benefits, many properties, are unaffordable, resulting in people with least disposable income being in poor quality, insecure accommodation.

Further evidence:

[Nottinghamshire health and homelessness Joint Strategic Needs Assessment](#)

[Housing Options for Under 35s report](#)