

Ranking	"Green" Issues - this is not a large problem in the District
1	People suffering physical health problems
2	People being discharged from Armed forces with no stable home
3	People leaving hospital after long stays
4	People experiencing homelessness because immigration status

6.4 Council's Housing Register

6.4.1 As at the 3 February 2003 there were 1021 applicants on the waiting list of which 52 were homeless. The earliest date an applicant registered is 2 December 02. It takes approximately two to three months to find suitable accommodation within the urban core. However, it can be substantially longer within the rural parishes.

Table 8: Shows type of accommodation required by homeless people.

Accommodation	Number Waiting	Percentage
2 Bed House	14	27%
3 Bed House	10	19%
1 Bed Bungalow	10	19%
2 Bed Bungalow	2	4%
1 Bed Flat	5	10%
1 Bed Ground Floor Flat	8	15%
2 Bed Flat	3	6%
Total	52	100%

6.4.2 56% (29) of homeless people wish to be accommodated in the Swadlincote, Woodville and Church Gresley area. Of these 69% want 1-bed accommodation.

6.5 Housing Market

6.5.1 Housing markets in the District appear to have been reasonably well balanced. This has meant that prices have been more stable, even to the extent that demand for terraced houses was in danger of falling.

6.5.2 The market is more heated on the Derby fringes, with an average terraced house price of £92,829 compared with £75,831 for the District and £71,646 for the East Midlands, (*March 2003*). Immigration from the South is also beginning to push up prices in the southern market area, but also to revive demand for terraced houses.

6.5.3 The key factors for future price movements and development of the market, and the consequent effects on the need for affordable housing, would appear to be:

- The continuing extent of immigration from the South, in turn dependent on the quality of transport links
- Pressures in the Derby market
- The General affordability of housing influenced by interest rates and income to mortgage borrowing ratios.

6.5.4 The economy is, at present relatively stable. Changes in the economy such as higher interest rates, affecting both employment and people's ability to repay mortgages may well increase the level of homelessness in the district. The need for affordable housing becomes increasingly prevalent in a buoyant economy both to meet the need of those wishing to enter the housing market and those that struggle to stay in the market.

6.6 Future levels of homelessness

6.6.1 One of the biggest factors related to future need is due to the Homelessness Act 2002 section 189(2) is that the priority needs categories have been extended to six further categories, which could make future levels of homelessness higher.

These six categories are:

- 16 or 17 year olds whom the local authority owes a general duty.
- A person under 21 whom was looked after, accommodated, or fostered between the ages of 16 and 18.
- A person aged 21 or more is vulnerable as a result of being looked after, accommodated, or fostered.
- A person who is vulnerable as a result of having been a member of her majesty's services.
- A person who is vulnerable as a result of having served a custodial sentence, having been committed for contempt of court, having been remanded in custody.
- A person who is vulnerable as a result of ceasing to occupy accommodation because of violence from another person or threats of violence.

6.6.2 It is likely that the new priority need order will increase the number of households to whom the local authority owes a full housing duty to. However, at this stage it is not clear as to the exact levels of homelessness in the District. This is partly due to the methods used for recording homelessness and also due to hidden homelessness. Whilst homeless some people do not wish to declare themselves homeless. The future levels of homelessness will also be influenced by the economy and by the housing market.

7 Permanent Accommodation

7.1 Permanent Accommodation

7.1.1 Table 9: Estimated stock levels from the Council's 1999 stock condition survey.

Housing stock	Number of dwellings
Council	3837
Housing Association	504
Private rented	2650
Owner occupied	25399
Other	368
Total	33027

7.1.2 Since 1999 South Derbyshire has experienced a growing housing association presence. In 2000/01 there were some 550 properties. However, Council Right to buy sales has risen in recent years, with increasing numbers in the first few months of 2002/03. As at 31st January 2003 Council house stock levels had reduced to 3517. Hence the numbers of social rented housing has reduced by an estimated 274 dwellings (6%) over a 3-year period.

7.1.3 Private Rented sector is estimated to be around 2,650, much of which is in Swadlincote, Castle Gresley and the urban areas.

7.1.4 Private rented lets can turn over quite quickly, with up to 50% a year coming available in some areas. For affordable housing supply, many Private Sector lets now cost as much as a mortgage – often more as rented is set to cover mortgage costs.

7.2 Temporary Accommodation

7.2.1 Park View Hostel– Midland Road, Swadlincote. In the early 1990's the Council purchased a bed and breakfast and converted it into 5 units for temporary accommodation. Accommodation currently comprises of 1 4- person family unit, 1 2-person unit, 1 3- person unit and 2 1–person unit. The hostel is used for emergency accommodation pending a homelessness decision. This scheme along with two 3-bedroom houses as recently been leased to the Good Shepherd Trust who will also provide support.

7.2.2 Bed and Breakfast Accommodation (B & B). The Council only uses B & B's in exceptional cases. Seven families were accommodated in 2002/03. If the Council's own hostel is full people are encouraged to stay with relative's etc. Most will usually find alternative temporary accommodation when realising that it is B& B situated in Burton or Derby. The Council is not aware of any B & B in South Derbyshire that will take the homeless. Also, the Council is not aware of any B & B outside the District, which will take single homeless people.

- 7.2.3 YMCA. There are YMCA's in Burton and Derby. These will accommodate young people up to the age of 25 years. However, demand is high, as there is no temporary accommodation in the neighbouring district of East Staffordshire. Hence people need to go through a formal interviewing process before they are put on the waiting list.
- 7.2.4 Foyer Scheme. Trident Housing Association has recently opened a 32-unit foyer scheme with support for 16 to 25 years olds.
- 7.2.5 Domestic Violence. Trident Housing is due to open a new refuge of 13 units with support by 2003.
- 7.2.6 Hostel Hartington House, Derby. Will also accommodate adults with known drug use.

8 Existing Support

8.1 The current activities which contribute to the provision of support for people in the district who are, or may become, homeless and people in the district, who have experienced homelessness and need support to prevent them becoming homeless again are detailed below.

8.2 Prevention Services

8.2.1 Partner organisations were asked to help with mapping the supply of prevention services currently available and to indicate whether needs were being met. The Results are tabled below

Table 10: Advice and Information

Needs Generally Being Met		
Issue	Service Provider	Comment
Tenancy rights/ representation across all	Citizens Advice Bureau, Derbyshire Housing Aid, Youth Information Shop	Need to improve co-ordination of services and for Council/RSL's to refer people to appropriate agencies
Illegal eviction	Citizens Advice Bureau, Derbyshire Housing Aid, Youth Information Shop	
Disrepair	SDDC - Private Sector Housing Section, Derbyshire Housing Aid	
Welfare benefits	Citizens Advice Bureau, Derbyshire Housing Aid, Youth Information Shop, Job Centre, Derbyshire County Council Welfare Section	

Needs Generally Not Being Met		
Issue	Service Provider	Comment
Debts and Arrears	Citizens Advice Bureau, Smith Partnership, Youth Information Shop, Derbyshire County Council Welfare Section	Large numbers of complex cases
Rehousing options in private and social sectors	SDDC, Private Sector, Citizens Advice Bureau, Youth Information Shop	Need for rent deposit scheme, Improved access to greater provision, Young people appear to be non- priority.
Relationship Breakdown	Citizens Advice Bureau, Relate, Private Solicitors, Youth Information Shop, Social Services	Cost issues
Neighbour disputes/ harassment including racial	Citizens Advice Bureau, Private Solicitors, Police, SDDC	Medication scheme required
Family Mediation	Derbyshire and Staffordshire mediation services	Cost issues
Access to treatment for people with mental health and substance misuse problems	South Derbyshire C.A.M.S, N.H.S. Trusts, Social Services, GP's, Health Trusts	Demand outstrips supply for substance misuse, significant waiting lists, co-ordination issues
Tenancy sustainment services	SDDC –Council tenants	Need for additional floating support

Table 11: Resettlement and Tenancy Sustainment (including floating support)

Needs Generally Being Met		
Issue	Service Provider	Comment
Claiming benefits	Citizens Advice Bureau, Social Services – aftercare, Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association, Youth Information Shop,	Underclaiming needs improving need for joined-up working.

	Youth Offending Team.	
Needs Generally Not Being Met		
Issue	Service Provider	Comment
Help with choosing new home at a time when client is ready to manage own home	Social Services – aftercare, Youth Information Shop,	Lack of resources; stigma re-housing under 18's.
Pre tenancy support and ensuring tenant understands right/responsibilities	Citizens Advice Bureau, Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association, Youth Information Shop, Youth Offending Team.	Supporting People legislation should assist with meeting gaps.
Moving in and furnishings (furniture projects)	YMCA – Burton	Need locally
Money Management	Citizens Advice Bureau, Social Services – aftercare, Schools – life skills?	Lack of financial literacy awareness, SS - Only for residential care leavers
Basic help with personal emotional problems	Relate, Citizens Advice Bureau, Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association, Youth Information Shop, Youth Offending Team. Social Services, Connexions	
Access to specialist support for mental health and substance abuse	Council Voluntary Service, Advocacy, Good Shepherd Trust, Youth Offending Team, Elms Clinic – Derby	Separate provision for offenders; waiting list.
Resolving disputes with neighbours/ landlord		
Education/ employment and training	Youth Offending Team, Connexions, Step-up 2000, Job Centre	Youth Offending Team is only for young offenders; Step-up for young people.
Integration into local community	Good Shepherd Trust, Trident Housing Association,	

	Walbrook Housing Association, Social Services – aftercare team	
Co-ordination and acting as a broker	Council Voluntary Service, Advocacy, Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association	
Emergency Support where risk of tenancy abandonment	Connexions	
Dealing with needs (i.e. substance misuse and mental health)	Council Voluntary Service, Advocacy, Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association, Youth Offending Team, Elms Clinic – Derby, C.A.M.S.	Separate provision for young offenders.
Focus on practical ways of tenancy sustainment	Good Shepherd Trust, Trident Housing Association, Walbrook Housing Association, Social Services – aftercare team	
Multi-disciplinary services without rigid professional boundaries	Connexions	
Engaging tenants not simply offering services	Trident Housing Association	
If tenancy nearing breakdown is planned move arranged	Connexions, Social Services	

9 Resources

- 9.1 As part of the review the District Council considered the resources available for preventing homelessness, and ensuring that accommodation and support will be available.
- 9.2 At the Council homelessness services are based at the main office in Swadlincote. They form part of the Advice and Liaison Section based in the housing department. There is 1 full time homelessness officer and 1 Housing Assistant and 1 Allocation officer who have daily dealings with the homeless. This involves dealing with homeless applicants that the Council is required to provide assistance to under the Act and giving general advice to those whom currently fall outside the Act.
- 9.3 The councils' budget for homelessness and maintenance of Homelessness Hostel – Park View is detailed in table 12 and 13.

Table 12. DH1 Homelessness Budget

Budget Heading	02/03	03/04
Removal Expenses	£400	£400
Bed & Breakfast – Homelessness	£2,500	£2,500
Homelessness Strategy	£0	£10,000
Housing Staff costs	£42,210	£50,470
Administration Staff costs	£20	£10
Accountancy Staff costs	£350	£380
Sub Total *	£45,480	£63,760
ODPM – Homelessness Grant **	£22,000	£22,000
Total	£67,480	£85,760

*Excludes funds in connection with the Best Value Review

** Excludes £12,265 resources transferred from ODPM re Derbyshire Housing Aid

Table 13. EC5 Special Service Park View Budget

Budget Heading	02/03	03/04
Wages	£1,250	£0
Wages On cost	£350	£600
Repairs & Maintenance of Building	£2,500	£1,500
Decoration/reletting Costs	£2,200	£0
Maintenance of Grounds	£500	£0
Electricity	£350	£0
Gas	£750	£0
Rate/nndr	£1,950	£0
Water	£250	£0
Cleaning Materials	£100	£0
Window Cleaning	£50	£0
Equ & Tools – Add & Replacements	£200	£0
Furniture and Fittings	£110	£0
Creditors – Staff time	£120	£130
Administration Staff costs	£110	£50
Total	£12,080	£2,280

* NB 2003/04 Park View Leased to the Good Shepherd Trust

- 9.4 In 2002/03 South Derbyshire District Council was awarded £22,000 additional resources to implement the Homelessness (Priority Need For Accommodation Order 2002. A further £34,269 was awarded in 2003/04. The grant for 2003/04 includes an allocation of £12,265 to Derbyshire Housing Aid, which was previously funded by the ODPM.

7 10 Gaps in Provision

- 10.1 Although much preventative work is done by statutory and voluntary organisations in the District, there are still areas that need more focus in order to prevent homelessness. The gaps in prevention services are detailed in section 8.2.
- 10.2 With regards to accommodation needs. The homelessness questionnaire sent to organisations as identified that there is an urgent need for both emergency and permanent accommodation for the young/single persons, particularly in the south of the district around Swadlincote.

11 Action Plan

Priority Area	Actions	Gap in services to address	03/04	04/05	05/06	Lead Organisation
1 Review systems for recording and monitoring homelessness	Agree a minimum level of service to be provided to both the priority and non-priority homelessness.	<ul style="list-style-type: none"> • Re housing options in private and social sectors • Access to treatment for people with mental health & substance misuse problems 	◆			SDDC – Homelessness Officer
	Work with partners to establish a joint protocol for sharing information	<ul style="list-style-type: none"> • Multi-disciplinary services with rigid professional boundaries • Brokering co-ordination with other services 		◆		Partner Organisation
	Explore opportunities for a common waiting list with RSL's	<ul style="list-style-type: none"> • Multi-disciplinary services with rigid professional boundaries • Help with choosing new home at a time when client is ready to manage own home 		◆		SDDC – Advice and Liaison Team Leader
	Review the out of hour's services to the homeless.	<ul style="list-style-type: none"> • Emergency support where risk of tenancy abandonment 	◆			SDDC – Advice and Liaison Team Leader

Priority Area	Actions	Gap in services to address	03/04	04/05	05/06	Lead Organisation
2 Improve access to information to prevent homelessness.	In conjunction with partners produce a directory of advice services/ providers. Develop Councils web site.	<ul style="list-style-type: none"> Multi-disciplinary services with rigid professional boundaries Multi-disciplinary services with rigid professional boundaries 	◆			SDDC – Housing Advice Assistant
	Target advertise services available.	<ul style="list-style-type: none"> Multi-disciplinary services with rigid professional boundaries 	◆			SDDC - Housing Services Manager & Environmental Services Manager
	Explore opportunities for outreach services	<ul style="list-style-type: none"> Multi-disciplinary services with rigid professional boundaries 		◆		Partner Organisation
	Promote responsible lettings in the private sector.	<ul style="list-style-type: none"> Focus on practical ways of tenancy sustainment Engaging tenants not simply offering services 	◆	◆	◆	SDDC – Private Sector Housing Manager
3 Provide education and advise to schools aimed preventing homelessness	Provide education and advice via a local theatre production touring the District's comprehensive schools	<ul style="list-style-type: none"> Money Management Education and employment training 	◆			SDDC – Homelessness Officer
4 Review mediation services.	Review mediation services.	<ul style="list-style-type: none"> Basic help with emotional problems Resolving disputes with neighbours/ landlords 	◆			Partner Organisation

Priority Area	Actions	Gap in services to address	03/04	04/05	05/06	Lead Organisation
5 Prevent the reoccurrence of homelessness	In conjunction with a partner provide resettlement support to assist the smooth transition from temporary to permanent accommodation. Support a furniture scheme	<ul style="list-style-type: none"> Integration into local community Focus on practical ways of tenancy sustainment Engaging tenants not simply offering services Focus on practical ways of tenancy sustainment 		◆		Partner organisation
6 Increase access to accommodation	Establish a local rent deposit scheme targeted reducing applicants on the Councils waiting list. Empty Home Strategy – empty properties renovated by the Council, where possible let to applicants registered on Council's housing waiting list. In conjunction with stakeholders support new temporary accommodation for young people. In conjunction with stakeholders support new permanent accommodation for single people.	<ul style="list-style-type: none"> Pre tenancy support and ensuring tenant understands right /responsibilities Moving in and furnishings (furniture project) Meet accommodation needs Meet accommodation needs Meet accommodation needs 	◆			SDDC – Homelessness Officer
			◆			SDDC – Private Sector Housing Manager
			◆	◆	◆	SDDC – Housing Strategy Manager
			◆	◆	◆	SDDC – Housing Strategy Manager

Priority Area	Actions	Gap in services to address	03/04	04/05	05/06	Lead Organisation
	In conjunction with stakeholders support new accommodation for probationers.	<ul style="list-style-type: none"> Meet accommodation needs 	◆	◆	◆	SDDC – Housing Strategy Manager
	In conjunction with stakeholders support new supported accommodation for drug and alcohol misuses.	<ul style="list-style-type: none"> Meet accommodation needs 	◆	◆	◆	SDDC – Housing Strategy Manager
7 Regularly review the needs of the homelessness	Maintain accurate and appropriate data on the existing levels of homelessness in the District.	<ul style="list-style-type: none"> To ensure supply meets needs 	◆			SDDC – Advice and Liaison Team Leader
	Maintain appropriate data on future levels of homelessness in the District.	<ul style="list-style-type: none"> To ensure supply meets needs 	◆			SDDC – Housing Strategy Manager
	Annually hold a focus group of homeless people.	<ul style="list-style-type: none"> Engaging tenants not simply offering services To ensure supply meets needs 	◆	◆	◆	Partner Organisation
	Introduce a satisfaction questionnaire for service users.	<ul style="list-style-type: none"> Engaging tenants not simply offering services To ensure supply meets needs 	◆	◆	◆	SDDC – Advice and Liaison Team Leader
	Rough Sleeper count – over an agreed period, in conjunction with partners carry out a “snap shot” count asking homelessness applicants where they slept the previous night.	<ul style="list-style-type: none"> To ensure supply meets needs 	◆	◆	◆	Partner Organisation

	Review Derbyshire Housing Aid services currently funded by the ODPM	<ul style="list-style-type: none"> To ensure supply meets needs 	◆			SDDC – Housing Operations Manager
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12 Management of the Programme

12.1 Homelessness Steering Group

12.1.1 Under the new legislation authorities are required to keep their strategies under review. Homelessness Steering Group will be established to meet regularly to monitor progress and to review the Homelessness Strategy.

12.1.2 The Homelessness Steering Group will include representatives from the District Council, Social Services, Probation Service, key partner organisations and Council Members.

12.1.3 The District Council will be the Responsible Authority acting as progress chaser.

12.2 Monitoring Procedures

12.2.1 A Lead Organisation has been nomination as the responsible organisation to deliver elements of the action plan. The Lead Organisation will agree a project brief and a project plan with the Homelessness Steering Group. This will include setting performance indicators to measure the outcome of the action.

12.2.2 When agreeing the project brief consideration must be given to specialist groups including:

- Homeless families
- Homeless young people
- Older people
- Black and minority ethnic people
- Rough Sleepers
- Refugees and asylum seekers
- People leaving hospital
- Prisoners and other people in contact with the criminal justice system
- People leaving the Armed Forces
- Homeless people with multiply needs.

12.2.3 The Lead organisation will provide regular progress reports to the Homelessness Steering Group.

Partner Organisations who attended the Homelessness Planning Strategy day.

- South Derbyshire Council for Voluntary Services
- Social Services
- South Derbyshire Citizen Advice Bureau
- Connexions
- Walbrook Housing Association
- East Midlands Housing Association
- National Probation Service – Derbyshire Headquarters
- Ilkeston Youth Offending Team
- Derbyshire Dales & South Derbyshire Primary Care Trust
- Derbyshire Supporting People Team
- Derbyshire Housing Option Centre
- Derwent Housing Association
- Youth information Shop
- Trident Housing Association
- North West Leicestershire District Council
- East Staffordshire District Council
- Derbyshire Constabulary
- Charterhouse Property Management
- Armstrong Estate Agents
- Derbyshire Housing Aid
- District Council Members
- Shelter

Membership of the South Derbyshire Homelessness Steering Group

- South Derbyshire District Council
 - Housing Operations Manager
 - Housing Strategy Manager
 - Homelessness Officer
 - Advice and Liaison Team Leader
 - Housing Advice Assistant
- Social Services
- Amber Valley PCT
- Derbyshire Housing Aid
- Trident Housing Association representing the District RSL Liaison group
- Derbyshire Probation Service
- Derbyshire Supporting People
- Connexions
- Good Shepherd Trust
- South Derbyshire Council for Voluntary Services
- South Derbyshire Citizens Advice Service
- Local Teenage Pregnancy representative
- Local Community Drugs Officer
- District Council Members
- Shelter

Amendments to the Draft Homelessness Strategy, June 2003

- Reference to Birmingham and the West Midlands has been changed to the South.
- Section 11, Action Plan "Out sourced to a partner organisation" amended to "Partner organisation".
- Annexe B - Homelessness Steering Group Membership amended to include representative from the Local Teenage Pregnancy Group and the Local Community Drugs Officer.
- Action Plan Item 4 – Review Mediation Services – Timescale moved from 2004/05 to 2003/04 to align with the allocation of funds and reflex the importance role of this service plays in preventing homelessness.
- Table 2 renamed "South Derbyshire's Homelessness Decisions"
- Table 6 – comment added to clarify reference is only to those found to be unintentionally homeless and in priority need.
- Paragraph 6.6.2 added to clarify future levels of homelessness.
- Paragraph 6.2.3 amended to read "single people and couples not in vulnerable groups are generally not recorded as homeless as the local authority does not owe them a duty under the Housing Act".