

Report of the Assistant Director

HOUSING OPTIONS SERVICE DELIVERY

1 Purpose of report

To agree an approach for the future delivery of homelessness and allocations services.

2 Executive summary

2.1 The council has increasing service and financial demand pressures, and there is a risk of the council not being sustainable in the short term, so a full budget review of every service the council provides will be undertaken early in 2018-19 to identify efficiency options and alternative ways of service delivery, to enable any options agreed to be fully implemented from 2019-20.

2.2 In 2017 a review of the housing options service was undertaken and it was highlighted that it was essential to get the best out of our staff and have modern effective working practices in place. In addition, there was the need to transform services which the council is legally bound to deliver, to ensure they are modern, effective and efficient. The council therefore needs to consider how it can work to find solutions to reduce and mitigate homeless pressures, demands and costs, and over the longer term find housing solutions to manage this pressure for the future.

2.3 This report advises members on the option appraisal work to date and makes a recommendation for approval.

3 Appendices

Appendix 1	Options appraisal
Appendix 2	Procurement timetable for a potential joint procurement
Appendix 3	County homelessness comparison report compiled from government homelessness P1E statistical returns
Appendix 4	Housing service structure chart

4 Proposed action:

The Committee is invited to RESOLVE to;

- 4.1 **Agree the procurement option at para 6.17.1 and 6.18: and**
- 4.2 **Receive a further report on the progress of the procurement.**

5 Background

5.1 The council has an annual revenue budget of approx. £11m, and by 2022 will need to have made annual savings of £2.7m to present a fully funded revenue budget.

5.2 At resources committee on 7 February 2018 and council on 28 February 2018 the council agreed the MTP which identified:

5.2.1 As a result of increasing demand pressures and the risk of the council not being sustainable in the short term, a full budget review of every service the council provides will be undertaken early in 2018-19, **to identify efficiency options and alternative ways of service delivery, to enable any options agreed to be fully implemented from 2019-20.**

5.2.2 An action plan with key underlying principles *“To ensure that working practices across the whole council are efficient and effective and represent good value for money and to work with others where this can save money or keep important services working; to ensure we get the best out of our staff and have modern effective working practices in place; to transform services which we are legally bound to deliver to ensure they are modern, effective and efficient”.*

5.2.3 2017-18 has shown a substantial increase in the need for temporary housing, and this has not only added to the cost of housing but budgets are also impacted by the reducing subsidy claims the council can make to recoup any of these costs through the welfare system. Over £700k of revenue funding, in addition to any capital budgets agreed, has been added to the 2018-19 budget to mitigate the pressures forecast for the coming year; this has had a significant impact on the use of reserves and the forecast for how long the reserves will last. **Officers will work to find solutions to reduce and mitigate these costs but longer term solutions on the provision of housing are key to managing this pressure for the future.** Shorter term measures will be explored in-year, whilst the longer term projects are developed.

6 Discussion

6.1 The council’s housing options service which provides homelessness and allocations functions is seeing an increased level of homeless applications which the service is finding it difficult to deal with. Highlighted in this report are the service levels and resource available with a preferred option to seek to improve service capacity, resilience and delivery.

6.2 The following table shows the demand on the service in relation to homelessness and housing register applications:

	2016/17	2017/18	%
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		(April to Feb)	Increase
Homeless applications	207	286	38%
Homeless acceptances	121	201	66%
Use of temporary accommodation (total number of placements by household)	229	271	18%
Average length of stay in emergency and temporary accommodation (days)	42	62	48%
Housing register applications	1212	1230	0.01%

6.3 A further table at appendix 3 has been included to help show the homeless pressures for Wellingborough in comparison with all the Northamptonshire council's. Highlighted is the low number of preventions the officers have been able to achieve, which has, in part resulted in an increase in use of temporary accommodation and level of acceptances. The service is unable to devote time to enabling and securing homes whilst competing with the demands of delivering a front line service.

6.4 Although the use of temporary accommodation has increased by only 18% since 2016/2017 it is the increase in the length of stays in temporary accommodation which has had the most effect on the council's resources. The overall cost of the temporary accommodation was £381,899 in 2016/2017 and projected outturn for 2017/2018 is £1,125,128. This is a significant pressure and has to be reduced if the council is to achieve a financially sustainable position for the future.

6.5 The current resource within the housing options service is as follows:

	Full Time Equivalent	Number of officers	Total
Team leader	0.8	1	0.8
Housing options officer	1.0	4	4.0
Housing options officer (2 yr fixed term)	1.0	2	2.0
Housing assistant	0.3	1	0.3
Housing administrator	0.3	1	0.3
Assistant principal housing officer	0.3	1	0.3
Assistant director	0.1	1	0.1
Total	3.8	11	7.8

6.6 There is a structure chart at appendix 4, which shows that the housing assistant post supports all three services of private sector housing, housing options and housing development. The assistant principal housing officer provides operational management support to these three housing services following the appointment of the principal housing manager into an assistant director role - when she became responsible for the service areas of

environmental health, planning, planning policy and regeneration and housing.

- 6.7 The council does not have direct access to housing stock from providers to immediately alleviate its temporary accommodation pressure; this means that the council is required to place in hotel accommodation or nightly self-contained accommodation at significant cost [average costs per night £35 for a single person and £55 for a family].
- 6.8 The demand of private sector housing, social and affordable rented housing far outweighs supply. There were 12 completions of affordable homes in 2017/2018 compared with 63 in 2016/2017 and 188 in 2015/2016. The three-year affordable housing programme for 2015-18 was delivered 15 months ahead of schedule, and the early delivery of the programme helped to meet increased demand from homelessness up to March 2017 and hence helped to prevent a wider housing issue arising sooner. However, the early delivery has resulted in much fewer affordable housing outcomes in the final year of the programme which has contributed to a reduction in the affordable housing options available for those applicants requiring homelessness assistance and consequently a rise in the use of temporary accommodation. It is vital that the supply of affordable housing is increased but in the meantime we have to deal with the needs of those who require housing in stock we just don't have.
- 6.9 This downward trend has been further exacerbated by the limited supply from private sector landlords who have worked with the council previously to provide housing to homeless families. They are now able to let their homes to people not reliant on housing and welfare benefits; in addition caps to local housing allowances mean a private rented home is often out of the reach of a person receiving state benefits. The supply and delivery of market homes has had a further impact on the number of homes available to meet growing demands for both private rented homes and social rented. 380 mixed tenure homes were delivered in 2015/2016 and 247 in 2016/2017; figures for 2017/2018 are not yet available (Housing Land Supply Report Sept 2017).
- 6.10 These housing market changes and pressures from increasing numbers of vulnerable people who may previously have had support from social care and mental health services have contributed to additional service demands which the council is unable to effectively mitigate without providing additional revenue.
- 6.11 In the short term the council has used funding provided by government as a result of implementing a new homeless act to provide two temporary housing options officer roles for a period of two years. This funding is time limited and so it is essential that action is taken before it runs out. These posts will seek to prevent homelessness through use of council revenue utilising a range of measures such as rental deposits and bonds, and securing access to private sector landlords and additional operational officer support.
- 6.12 Over the longer term officers will work to secure the supply of affordable housing accommodation; through planning agreements and joint delivery of housing through partnering agreements and the potential to establish a local

housing company; also through grants and nominations as an enabling authority. Officers will continue to improve the private housing sector offer and conditions, tackle the issue of empty properties and, provide statutory enforcement services in partnership with environmental services. But this will take time and will not provide any short term relief from rising demand pressures and costs.

- 6.13 One of the main risks and a weakness for the council is the resilience within the service to manage the increasing volume and complexity of the current level of homeless cases and housing register applications. This is further exacerbated by not only the skills gap in the housing profession generally but the lack of an immediate supply of experienced homeless officers following the announcement of the implementation of the new homelessness reduction act from April 2018. Following a number of recruitment campaigns over the last eighteen months it has proven difficult to attract experienced homelessness caseworkers who are adept at challenge and prevention.
- 6.14 The lack of direct access to housing stock has provided officers with a challenge to look at alternative suppliers and sources and is compounded by the amount of officer time and resource to investigate and find alternative solutions. The number of public approaches has increased dramatically over a short period of time, and officer activity to prevent homelessness and look at housing solutions both within the private sector and new affordable stock, has been unachievable.
- 6.15 The pressure of managing and providing a front line homeless reactive case management service is restricting the council's opportunity to be an effective project manager and enable the delivery of new homes; to seek short and longer term solutions to temporary accommodation with other housing providers. It needs to build upon the relationships it already has and provide alternative models for temporary accommodation.
- 6.16 For the longer term there are a number of options which members are asked to consider to reduce the financial and operational risk and these are set out at appendix 1 and below.

6.17 Homelessness and allocations service options

6.17.1 Procurement (plus potential to joint procure with another council)

This option would seek to procure a service which would deliver against a detailed service specification, including KPI's. The specification would capture the management of homelessness and allocations cases and the nomination to housing association homes.

This option has the potential to maximise efficiencies and resilience from contractors who already provide housing services. These providers can provide expertise, and have a proven track record of delivering housing services – there may also be the potential to capitalise on the availability of

their stock assets. They are likely to be better equipped to deal with the forthcoming changes from the homeless legislation due to being potentially larger organisations with greater numbers of staff and resources.

If jointly procured with another council this will increase the attractiveness of the contract – an opportunity to do this may exist with another local housing authority. A council client side arrangement would be required to monitor the contract located within the retained housing team. An indicative timetable for a procurement is at appendix 2.

6.17.2 Shared service

This option would seek to collaborate with an alternative local housing authority(s) that have retained this statutory duty. This could provide the additional resilience the service requires to operate but may require a longer lead in time to establish partnership arrangements with another council.

The advantage to the council would be additional resilience and flexibility that a shared resource can provide, and with management and project delivery capacity there could also be the potential to grow the service and provide services to other councils over the longer term.

6.17.3 Continue to retain services in house

Consideration of this would not immediately address the longer term financial needs of the council and its ability to manage the capacity issues arising from increased homelessness. Officers require the opportunity to develop projects to meet housing needs and find additional housing solutions, as well as improving the condition and management of private sector homes. The pressures arising from the delivery of front line homelessness and allocations services is diverting resource from its strategic housing and enabling activities.

- 6.18 Members are asked to consider the options above. Officers recommend the procurement option at 6.17.1, initially to be explored with another local housing authority if achievable or in a sole procurement if no opportunity for a shared procurement exists.

7 Legal powers

- 7.1 The legal powers are contained within Part VI and VII of the Housing Act 1996 (housing register, allocations and homelessness), Homeless Act 2002 and Homeless Reduction Act 2017. The council will continue to retain the statutory responsibility and most functions can be contracted out or delegated under Part VI and Part VII of the Housing Act 1996.
- 7.2 The allocations functions which cannot be contracted out are S161 (4) classes of person qualifying for allocation; S162 the housing register; S167 adopting or altering the allocation scheme and S168 (2) information about the allocation scheme.

- 7.3 The homelessness functions which cannot be contracted out are S179 (2) duty to provide advisory services; S180 assistance for voluntary organisations and S213 co-operation between relevant housing authorities and bodies.

8 Financial and value for money implications

- 8.1 At resources committee on 13 December 2018 members agreed a request for £725k capital budget to provide a temporary accommodation mitigation fund, identifying that homelessness is increasing both nationally and locally, and that the council had seen the number of homeless applications and acceptances rise sharply in 2017.
- 8.2 As a result of this increase the council has had to find more temporary accommodation. At the end of 2016 the council had 27 households in temporary accommodation. This had increased to 92 by the end of November 2017.
- 8.3 A capital bid has been submitted for £725k (£325k in 2017-18 and £400k in 2018-19) which will aim to reduce the revenue financial pressures arising from the increases in homelessness acceptances and emergency accommodation stays.
- 8.4 An officer resource has been commissioned to identify short term issues and implement operational solutions over the next two months. Time will also be spent on commissioning projects and facilitating housing delivery to reduce the numbers in temporary accommodation over a period of 7 months. The officer will also be involved in the delivery of options agreed within this report.
- 8.5 For an outsourced contract or a shared service a specification would define a performance framework where targets would be established for the reduction in temporary accommodation use and costs, and those relating to housing benefit and the department for works and pensions. The contract price would be clearly defined within the parameters of the specification. The council would need to be clear about what costs could be paid in excess of the contract price; for example, costs associated with hotel bookings and temporary accommodation.

9 Risk Analysis

- 9.1 The risks are such that failure to change service delivery will continue to create budget pressures. The option to procure a service through a contract, with a service specification and performance framework, with council client side contract monitoring will seek to reduce this risk. A contract would also seek to reduce temporary accommodation costs but provide flexibility to allow for legislative changes and housing market pressures.
- 9.2 The market is uncertain for public sector lead contracts; however it is likely

that housing organisations such as registered housing providers would be interested in procurement, and particularly a joint procurement arrangement with another council due to the commercial value it provides.

10 Implications for resources

- 10.1 Outsource or shared service options would seek to build resilience in management, staffing and experience from an organisation that is established and has a greater level of operational resources to draw upon.
- 10.2 TUPE arrangements are likely to be required for any procurement or shared service. The costs of resources would be fixed within the contract price/shared service agreement, subject to inflationary arrangements and pension costs.

11 Implications for equalities

There are no immediate equalities implications.

12 Author

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13 Consultees

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Adrian Piper, Assistant Director

Patricia McCourt, Assistant Principal Housing Officer

Martyn Swann, Project Manager

Clare Ellis, Welland Procurement

Geoff Hollands, District Law

14 Background Papers

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

Options analysis

APPENDIX 1

Retain homelessness and allocations in-house

Option	Advantages	Disadvantages
Retain both homelessness and allocations in-house	Management of 'access to housing' through the allocations policy and helps inform the wider strategic housing role	Potential increased costs (staffing and budgets) for managing the council housing register and nominating applicants to Wellingborough Homes and other registered housing providers – these costs have been covered by charging to registered providers but they can withdraw from this scheme at any point and run their own advertisement of properties
	Direct control over service provision and quality	Inability to draw upon wider organisational housing resources i.e. the council provides a diverse range of services which does not solely focus on housing - the housing service is unable to use the resources that a larger housing organisation could provide
	IT is already provided and access arrangements in place with Wellingborough Homes and registered housing providers for nominations and referral	Ability to continue with current arrangements for homelessness assessment and prevention due to capacity, emotional and operational resilience
	One point of contact for all housing applicants approaching the council, whether homeless or not – opportunity to widen the one stop shop to a single point of contact at Tithe Barn and triage cases for all council services	The supply and availability of skilled and experienced housing officer resources within the profession
		Capacity within the housing options service alone to meet the numbers of people approaching the council The customer confusion as to the council taking housing register applications in the first

		instance and passing them to Wellingborough Homes and registered social landlords for nomination to their homes - not a one stop shop for the housing journey
		The ability to meet the ongoing demands of maintaining, shortlisting and nomination of housing register applicants given the resilience and capacity required

Outsource

Option	Advantages	Disadvantages
Outsource homelessness and allocations to another provider	The council is able to concentrate on strategic functions and monitoring the service without being involved in operational matters	More likely to be seen as a landlord function rather than an important aspect of the strategic role
	Homelessness budget including temporary accommodation and allocations costs to be confirmed within the contract price	Budget required to retain a level of expertise in order to monitor the homelessness and allocations services Skills will be required - particularly applies to homelessness
	There may be marginal additional costs for a contractor to manage the allocations scheme and making nominations using council's housing policy There is also the opportunity to collect a fee from advertising	It may be more difficult to have the flexibility to change quickly if legislation changes, for example. This may need a variation to the contract and additional cost
	A detailed specification for service outcomes will be required which can include service improvements and targets for reduction in homelessness and temporary accommodation costs	A detailed specification for service outcomes will be required to reduce the likelihood of increased costs. This will require a resource, and the contract will need to be retendered at regular intervals, requiring additional resource

	The contract will need to be retendered at regular intervals to ensure best practice and provides for a competitive dialogue	Staff would need to be TUPE'd to a new organisation
	A choice based letting ICT system exists which may be able to be transferred to a new contractor for allocations and homelessness	Lead in time to tender the contract and implement it
	Opportunity to tender for a service in partnership with another council to provide a better value and efficient contract	

Shared Service

Option	Advantages	Disadvantages
Share the housing options service with another local housing authority	A local shared service provision could provide the service changes needed, if they are stock holding and/or have both capacity and resources to make efficiency savings	Budget required to retain a level of expertise in order to monitor the homelessness and allocations services Skills will be required - particularly applies to homelessness
	A detailed specification for service outcomes will be required	The opportunity to curtail increasing temporary accommodation costs whilst project management resources are being used for implementation of the shared service
	Scores well as a provider of statutory services with joint officer capacity Future of funds however is still in doubt with the legislative changes due and the 'offer' from this council without the provision of housing stock	The lead in time to find a partner and establish/implement a specification for a shared services
	BCW would not be providing stock, but would provide proficient staff resources, ICT and established procedures	Relies on partnering and joint aims within a political setting

	Some economies of scale for the operation of allocations, including use of IT systems	Thorough governance arrangements needed to ensure that the council receives the service it requires
	Ability to terminate the shared service more easily than a contract	

Borough Council of Wellingborough
Housing Options Service: Indicative timetable for a procurement

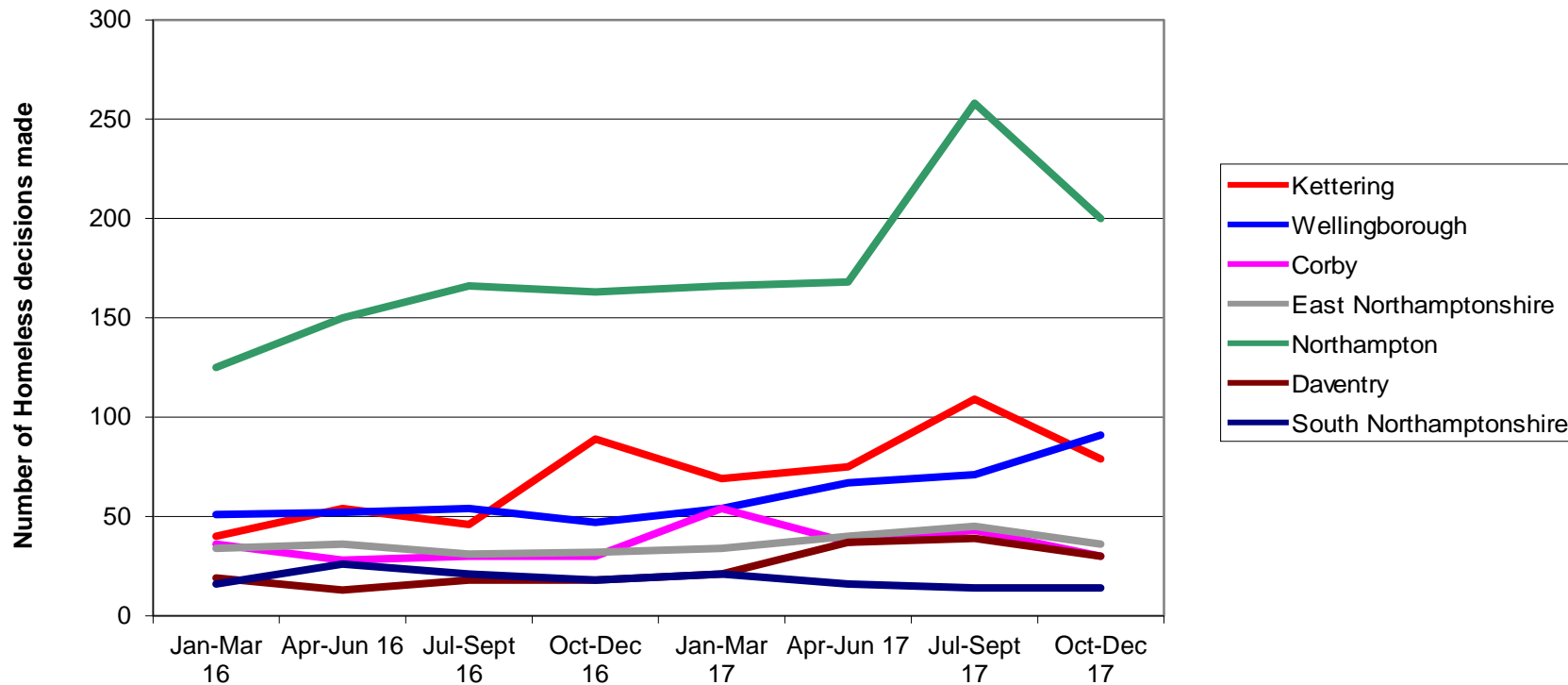
Action	By When
Member engagement and options appraisal at Resources Committee	21st March 2018
Engagement on joint procurement options (if this option is agreed by members)	22nd March 2018
Member engagement on options if needed	TBC April 2018
Agree procurement approach	11 th May 2018
Market engagement day (optional)	31 st May 2018
Engage Legal Services in development of Terms and Conditions (Contract)	31 st May 2018
Draft Specification	8 th June 2018
Draft tender documents (OJEU Open procedure)	29 th June 2018
Draft OJEU notice	29 th June 2018
Engage stakeholder panel in developing criteria and weightings	13 th July 2018
Approval for evaluation criteria and weightings	31 st July 2018
Finalise all procurement documentation	10 th August 2018
Publish OJEU notice	13 th August 2018
Publish notice on Contracts Finder and Source Northamptonshire	15 th August 2018
Deadline for submission of questions	29 th August 2018
Deadline for responses to questions	31 st August 2018
Tender submission deadline	14 th September 2018
Evaluation of paper submissions	5 th October 2018
Clarification meetings (if required)	19 th October 2018
Preferred bidder identified	31 st October 2018
Approval for contract award	30 th November 2018
Notification of award	3 rd December 2018
Standstill period starts	4 th December 2018
Standstill period ends	13 th December 2018
Contract award	14 th December 2018
Contract award notices: OJEU/Contracts Finder	January 2018
Transition period	Jan 2019 – Mar 2019
Contract commencement date	1 st April 2019

NB: A stakeholder group will be appointed to represent the council in the conduct of this procurement; this group will also act as the Evaluation Panel. This group will consist of relevant officers (max. 3), a representative of Welland Procurement, and relevant Members (max. 3). Please note that from time to time it may be necessary to engage Legal support and therefore the Legal Service will need to be briefed on this procurement at the date indicated above.

PERFORMANCE ON HOMELESSNESS – NORTHAMPTONSHIRE
(up to December 2017)

Section 1: **Homeless Decisions**

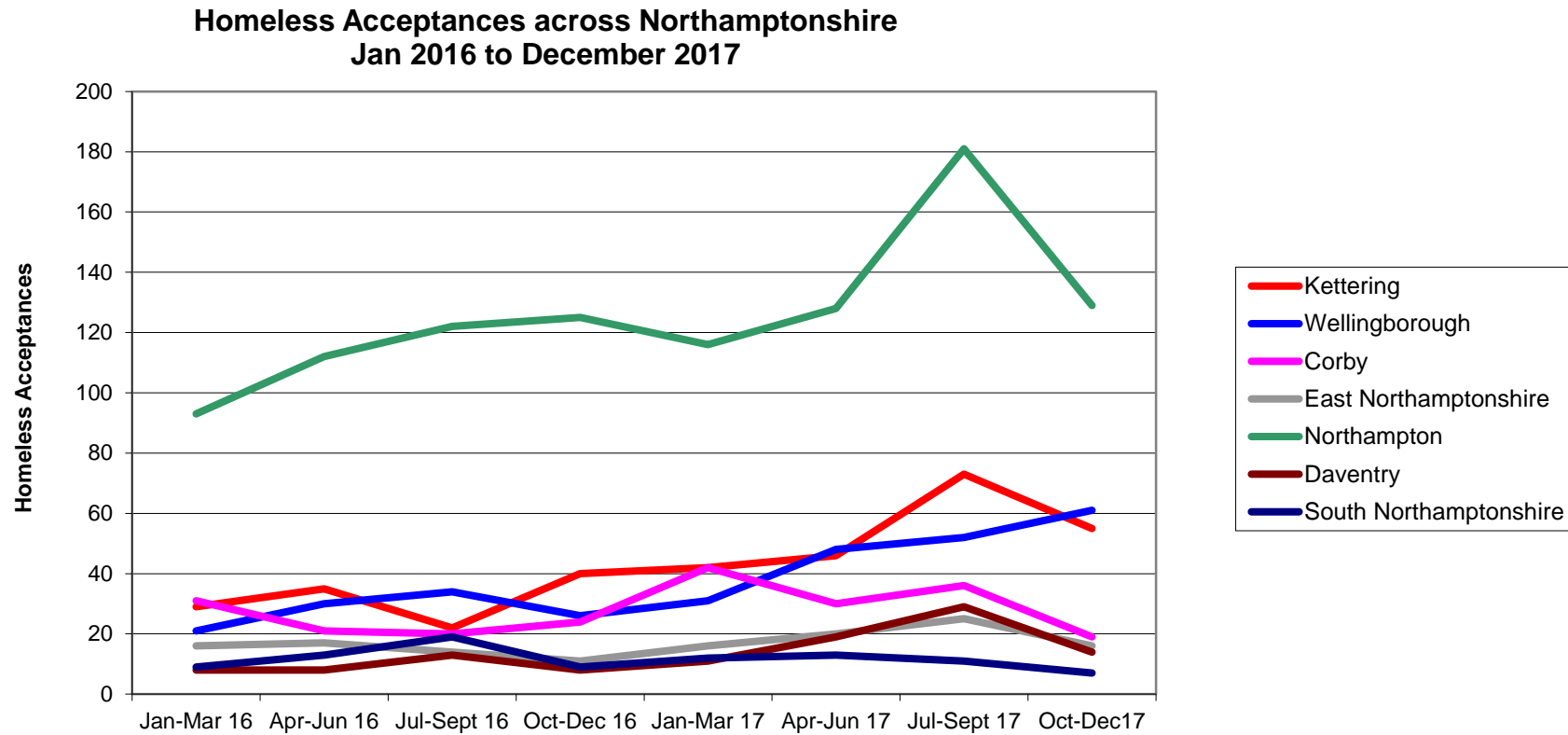
Homeless Decisions across Northamptonshire
Jan 2016 to December 2017



	Homeless Decisions (Jan to Mar 2016)	Homeless Decisions (Apr to Jun 2016)	Homeless Decisions (Jul to Sept 2016)	Homeless Decisions (Oct to Dec 2016)
Kettering	40	(Apr to	46	89
Wellingborough	51	Jun 2016)	54	47
Corby	36	54	30	30
East Northants	34	52	31	32
Northampton	125	28	166	163
Daventry	19	36	18	18
South Northants	16	150	21	18
County Total	321	13	366	397

	Homeless Decisions (Jan to Mar 2017)	Homeless Decisions (Apr to Jun 2017)	Homeless Decisions (Jul to Sept 2017)	Homeless Decisions (Oct to Dec 2017)	Percentage Change between last two quarters
Kettering	69	75	109	79	-28
Wellingborough	54	67	71	91	+28
Corby	54	37	43	30	-30
East Northants	34	40	45	36	-20
Northampton	166	168	258	200	-23
Daventry	21	37	39	30	-23
South Northants	21	16	14	14	0
County Total	419	440	579	480	-17

Section 2: Homeless Acceptances



	Homeless Acceptances (Jan to Mar 2016)	Homeless Acceptances (Apr to Jun 2016)	Homeless Acceptances (Jul to Sept 2016)	Homeless Acceptances (Oct to Dec 2016)
Kettering	29	35	22	40
Wellingborough	21	30	34	26
Corby	31	21	20	24
East Northants	16	17	14	11
Northampton	93	112	122	125
Daventry	8	8	13	8
South Northants	9	13	19	9
County Total	207	236	244	243

	Homeless Acceptance (Jan-Mar 2017)	Homeless Acceptances (Apr to Jun 2017)	Homeless Acceptances (Jul to Sept 2017)	Homeless Acceptances (Oct to Dec 2017)	Percentage change between last two quarters
Kettering	42	46	73	55	-25
Wellingborough	31	48	52	61	+17
Corby	42	30	36	19	-47
East Northants	16	20	25	16	-36
Northampton	116	128	181	129	-29
Daventry	11	19	29	14	-52
South Northants	12	13	11	7	-36
County Total	270	304	407	301	-26

Section 3: Homeless acceptances as a % of decisions made

	Acceptances as % of decisions made in quarter (Jan to Mar 2016)	Acceptances as % of decisions made in quarter (Apr to Jun 2016)	Acceptances as % of decisions made in quarter (Jul to Sept 2016)	Acceptances as % of decisions made in quarter (Oct to Dec 2016)
Kettering	73%	65%	48%	45%
Wellingborough	41%	58%	63%	55%
Corby	86%	75%	67%	80%
East Northants	47%	47%	45%	34%
Northampton	74%	75%	73%	77%
Daventry	42%	62%	72%	44%
South Northants	56%	50%	90%	50%

	Acceptances as % of decisions made in quarter (Jan to Mar 2017)	Acceptances as % of decisions made in quarter (Apr to Jun 2017)	Acceptances as % of decisions made in quarter (Jul to Sept 2017)	Acceptances as % of decisions made in quarter (Oct to Dec 2017)
Kettering	61%	61%	67%	70%
Wellingborough	57%	72%	73%	67%
Corby	78%	81%	84%	63%
East Northants	47%	50%	56%	77%
Northampton	70%	76%	70%	65%
Daventry	52%	51%	74%	47%
South Northants	57%	81%	79%	50%

Section 4: Use of Bed and Breakfast accommodation

	No in bed & breakfast (Jan to Mar 2016)	No in bed & breakfast (Apr to Jun 2016)	No in bed & breakfast (Jul to Sept 2016)	No in bed & breakfast (Oct to Dec 2016)
Kettering	12	11	9	10
Wellingborough	19	17	10	11
Corby	3	2	3	1
East Northants	1	0	3	1
Northampton	33	36	64	70
Daventry	3	2	5	2
South Northants	6	11	3	4
County Total	77	79	97	99

	No in bed & breakfast (Jan to Mar 2017)	No in bed & breakfast (Apr to Jun 2017)	No in bed & breakfast (Jul to Sept 2017)	No in bed & breakfast (Oct to Dec 2017)
Kettering	9	15	18	23
Wellingborough	25	53	23	23
Corby	9	8	1	2
East Northants	6	3	0	3
Northampton	95	92	75	52
Daventry	6	8	6	7
South Northants	6	1	6	2
County Total	156	180	129	112

Section 5: Use of temporary accommodation

	Total no in temp accomm (Jan to Mar 2016)	Total no in temp accomm (Apr to Jun 2016)	Total no in temp accomm (Jul to Sept 2016)	Total no in temp accomm (Oct to Dec 2016)
Kettering	47	63	60	76
Wellingborough	48	48	50	46
Corby	10	9	13	11
East Northants	1	1	5	2
Northampton	66	96	135	141
Daventry	5	4	6	2
South Northants	19	27	24	30
County Total	196	248	293	308

	Total no in temp accomm (Jan to Mar 2017)	Total no in temp accomm (Apr to Jun 2017)	Total no in temp accomm (Jul to Sept 2017)	Total no in temp accomm (Oct to Dec 2017)
Kettering	84	94	108	115
Wellingborough	45	77	80	91
Corby	20	20	28	25
East Northants	8	6	3	6
Northampton	165	162	185	217
Daventry	7	9	7	10
South Northants	28	17	24	14
County Total	351	385	435	478

Section 6: Homelessness Prevention Performance

This table show the number of cases where positive action was successful in preventing/relieving homelessness.

The figures shown in the table below are from April 2013 to date.

	Homeless Preventions (Apr 2013 to Mar 2014)	Homeless Preventions (Apr 2014 to Mar 2015)	Homeless Preventions (Apr 2015 to Mar 2016)	Homeless Preventions (Apr 2016 to Mar 2017)	Homeless Preventions (Apr 2017 to Mar 2018) – TO DATE
Kettering	400	167	130	223	164
Wellingborough	166	408	176	72	47
Corby	665	742	765	563	287
East Northants	194	270	324	279	209
Northampton	1,725	667	504	942	632
Daventry	24	26	40	34	18
South Northants	604	431	502	625	438
County Total	3,778	2,370	2441	2738	to date

Section 7: Homeless Reasons (11) (Acceptances only)

This table show the number of homeless acceptances for each LA with a breakdown of the homeless reason. The figures start from April 2017.

Homeless Reasons (Jun to Sep 2017)	Kettering	Wellingborough	Corby	East Northants	Northampton	Daventry	South Northants
Parental Eviction	7	8	1	3	0	1	2
Friends/Family Eviction	5	4	1	1	48	1	0
Non-violent relationship breakdown	3	3	0	1	18	4	1
Violence	11	9	1	1	0	3	1
Harassment / threats	1	1	0	0	0	1	0
Mortgage arrears	0	0	0	0	0	0	0
Rent Arrears	2	5	0	0	0	1	0
Loss of PRS (Section 21)	17	25	16	10	53	3	2
Loss of Home Office accommodation	0	0	0	0	0	0	0
Left prison / hospital / care	3	4	0	0	0	0	0
Other (HM Forces, fire)	6	2	0	0	10	0	1
Total for the quarter Oct-Dec 2017	55	61	19	16	129	14	7
Total April 17 to Dec 2017	174	161	85	61	438	62	31

Housing Team

APPENDIX 4

