



HARBOROUGH DISTRICT COUNCIL

**REVIEW OF PREVENTING  
HOMELESSNESS STRATEGY**

APPENDIX B

**Introduction**

Current priorities in the Homelessness Strategy for Harborough District for 2008-13, approved by Harborough District Council in September 2008, [www.harborough.gov.uk](http://www.harborough.gov.uk)  
Include: Homelessness prevention

- Supporting vulnerable people
- Tackling the wider causes of homelessness

The Homelessness Strategy is also aligned with the Housing Strategy for the District (A Home for All) ([www.harborough.gov.uk](http://www.harborough.gov.uk)) which includes a number of priority actions related to homelessness and provision of affordable housing in the District.

Harborough District Council has developed an effective housing options and advice service based on Harborough Home Search (HHS), the district-wide choice-based lettings service, introduced in 2000. HHS is a partnership between the Council and the registered social landlords (RSL). The partnership has expanded to become a sub regional partnership which includes all housing authorities and RSL's in Leicestershire.

However, it is necessary to review the Homelessness Strategy for Harborough District to ensure that the Council continues to meet its legal duty to have an up to date preventing homelessness strategy that sets out its plans to prevent and tackle homelessness.

The purpose of the review is to plan for a new preventing homelessness strategy to deliver improved and improving services for anyone with a local connection to Harborough District who is genuinely homeless or threatened with homelessness.

The review is particularly important because of recent changes in the law including the Localism Act 2011, the (Suitability of Accommodation) (England) Order 2012 and Supplementary Guidance regarding changes in the legal duties of the Council introduced by the Localism Act and the Homelessness and the Welfare Reform Act 2012. It has also taken account of welfare reforms that have already been implemented and those that will be introduced from 2013 onwards.

The review has been carried out in partnership with a range of statutory and voluntary sector partners and reflects the views of private sector landlords, service users and elected members. It has focused on early intervention to prevent homelessness and seeks to respond to the "10 Local Authority Challenges" set by government in a recent report by the Ministerial Working Group report on homelessness, "Making Every Contact Count: A Joint Approach to Preventing Homelessness."

Part 1 of the Review considers the impact of recent changes in central government policy and the sub regional economy (including local housing markets) on delivery of the priorities shown above.

Part 2 is about recent trends in homelessness as they affect Harborough District and assesses the potential risks of increased homelessness due to the current economic situation.

Part 3 includes current progress on delivery of the Homeless Strategy Action Plan and what can be achieved, given existing and future resource constraints.

Part 4 considers the consultation process and the development of a new action plan for the Preventing Homelessness Strategy based on annual reviews

Part 5 Action plan for Preventing Homelessness Strategy will be developed through consultation on the review

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**Part1**

## Changes in the local housing market since 2008:

Harborough has the highest house prices in Leicestershire. The average value of properties sold in Harborough District during 2012 was £229,608 compared with an average of £180,094 for all Leicestershire authorities (source: Land Registry/Hi4EM). There has been a small reduction in the average prices of all houses in Harborough since 2008 but lower quartile house prices which are most affordable for households on lower/middle earnings have not reduced. The number of house sales has significantly reduced (1215 in 2012 compared with 1901 in 2007 – source: Land Registry/Hi4EM).

The ratio of house prices to household income (range 7.1 -8.41 for lower/middle income households in 2010 – source CLG) remains above the average for all Leicestershire authorities (range 6.8 -6.38 for lower/middle income households in 2010– source CLG). Households need an annual gross income of over £40,000 to buy a lower priced property with a mortgage.

Higher affordability ratios and , restricted availability of mortgages at affordable interest rates for households who do not have a substantial deposit, and the current gap between annual inflation rates and earnings growth, make owner occupation less affordable for first time buyers.

The table below (Source: Valuation Office Agency August 2012) shows that private rents in Harborough are significantly higher than the overall level of private rents in Leicestershire (Leicestershire figures shown in brackets).

Private Sector Rents in Harborough District	Average rent per calendar month £	Lowest Quartile rent £	Highest Quartile rent £
One bedroom	439 (401)	425 (350)	460 (430)
Two bedroom	542 (506)	495 (465)	575 (550)
Three bedroom	676 (604)	600 (550)	725 (650)
Four bedroom	1040 (918)	795 (700)	1200 (895)
<u>All tenancies</u>	603 (546)	460 (440)	650 (595)

There is a limited stock of social rented properties with only 200-250 lets per year. The housing register currently stands at 1611 households (September 2012).

The overall state of the local housing market makes it increasingly difficult to meet the housing needs of households on lower incomes, vulnerable people and homeless households. Prevention of homelessness depends on making effective use of the

existing stock, including private sector rent, as well as increasing the availability of affordable housing provision.

## **Welfare Reform**

The Welfare Reform Act 2012 will lead to fundamental changes in the welfare system intended to reduce dependency on welfare, improve incentives to seek work, make work pay and reduce overall government spending. Tenants of working age living in social and affordable housing or private sector rented housing who are in receipt of welfare payments could be adversely affected by one or more of the changes introduced in the Welfare Reform Act, including:

- From October 2013 the roll out of Universal Credit will merge existing means tested benefits for employment, housing and childcare into a single payment to the claimant rather than their landlord. Full implementation of Universal Credit will take place by October 2017.
- Reductions in Housing Benefit for tenants of working age who are under occupying social rented properties.
- Income from most benefits capped at £26,000 per annum for couples and £18,200 per annum for single persons or childless couples.
- Local Housing Allowance for tenants living in private sector rented housing to be calculated according to the existing rate indexed annually to the Consumer Price Index rather than actual market rents

Other changes in welfare benefits such as replacement of Disabled Living Allowance by Personal Independence Payments and the replacement in April 2013 of a nationally scheme for Council Tax by locally determined schemes may also have an impact on the ability of tenants of working age to sustain their tenancy.

## **Changes in Government Housing Policy:**

Central Government has introduced a radical programme of reform of social housing through the Localism Act 2011, changing the way in which people access social housing to provide stable homes for those who need them most. The Act has also changed the types of tenancies which are provided by social housing providers and the way that the homelessness duty is discharged by local authorities, including increased use of private sector rent to meet the needs of homeless people.

The published government housing strategy ([link](#)) says that social housing should be available to provide the support that people need, when they need it, and be a springboard for social mobility.

Recent changes in homelessness law made in the Localism Act include:

- Power for Local authorities to use private sector accommodation to discharge their legal duties towards homeless people. Their duty can be ended through an offer of suitable private sector accommodation with a minimum of twelve months in an assured shorthold tenancy.

- However, the duty to secure accommodation will restart if a person who has been rehoused in private sector accommodation becomes unintentionally homeless within two years of the start of the private sector tenancy.
- The Homelessness (Suitability of Accommodation) (England) sets out the criteria for assessing the suitability of private sector accommodation including fit for purpose requirements.
- Supplementary Guidance to the Homelessness Code of Guidance which includes the changes in the Localism Act has been published in 2012, reflecting the

Spending on homelessness prevention has been given priority in the 2010 Comprehensive Spending Review, with homelessness grants maintained at 2010/11 levels (£400 million over the next four years), and the Supporting People national pot facing a less than 1 per cent annual average cash reduction.

A Ministerial Working Group has been set up to coordinate work on action to preventing and reducing homelessness, and to improve the lives of those people who do become homeless.

The Ministerial Working Group initially focused on homeless people living on the streets and those in temporary or insecure accommodation, such as hostels, shelters and squats, who are at significant risk of rough sleeping. The group published its first report, *Vision to End Rough Sleeping*, in July 2011, which sets out joint commitments to tackle homelessness, and ensure that nobody has to spend more than one night out on our streets – ‘No Second Night Out’. This includes actions to prevent homelessness for those people without a stable home who may be at risk of rough sleeping.

There is a Homelessness Transition Fund for the voluntary sector to help implement No Second Night Out and additional funding to support single homeless people, including priority client groups such as recovering drug-users and ex-offenders, to access stable accommodation in the private rented sector.

To help prevent increases in rough sleeping, there will be exemptions for some homeless people and a small number of high risk ex-offenders to the Shared Accommodation Rate (SAR). This restricts the maximum Housing Benefit that under 35-year-olds can receive to the published SAR, reflecting rents in non self-contained accommodation in the area.

A further report from the Ministerial Working Group has been published in 2012. (“Making every contact count”) is focused on joint action including government agencies and departments, voluntary sector organizations and local government to work with vulnerable people and families to prevent homelessness. It says that investment in local homelessness prevention services saves significant amounts of public money, across statutory agencies including housing, health, criminal justice and community safety.

The report poses ten challenges for local authorities and their partners to consider:

1. Adopt a corporate commitment to prevent homelessness which has buy in across all local authority services
2. Actively work in partnership with voluntary sector and other local partners to address support, education, employment and training needs
3. Offer a Housing Options prevention service, including written advice, to all clients
4. Adopt a No Second Night Out model or an effective local alternative
5. Have housing pathways agreed or in development with each key partner and client group that includes appropriate accommodation and support
6. Develop a suitable private rented sector offer for all client groups, including advice and support to both clients and landlords
7. Actively engage in preventing mortgage repossessions including through the Mortgage Rescue Scheme
8. Have a homelessness strategy which sets out a proactive approach to preventing homelessness and is reviewed annually so that it is responsive to emerging needs
9. Not place any young person aged 16 or 17 in Bed and Breakfast accommodation
10. Not place any families in Bed and Breakfast accommodation unless in an emergency and then for no longer than 6 weeks

A Specialist Advisor Team has developed a toolkit to assist local authorities in considering the ten challenges referred to in the toolkit as the “Gold Standard”.

### **Leicester and Leicestershire Sub Region:**

The Leicestershire Outcomes Framework sets out 28 linked priority outcomes to be reviewed annually to ensure that the strategic outcomes framework responds to change.

Homeless and potentially homeless families, victims of domestic abuse, offenders, single homeless/ potentially single homeless people, young people at risk, i.e. leaving care or at risk of offending are recognised by the Leicestershire Supporting People Strategy as vulnerable groups at risk of social exclusion.

The Leicestershire Outcomes Framework includes a specific focus on prevention and early intervention to maximise the use of limited resources to improve the life chances of vulnerable individuals and families.

The Joint Strategic Needs Assessment (JSNA) for Leicestershire includes housing and accommodation needs as one of its five key themes that are critical to achieving better health and wellbeing outcomes.

Sub regional partnership action on homelessness will be coordinated through the recently formed Housing Partnership supported by the Districts Homelessness Delivery Group which meets regularly to share best practice and work on shared priorities for action.

The Housing Partnership reports to the Health and Wellbeing Board which is one of five theme based service commissioning boards within the Leicestershire Strategic Partnership (Leicestershire Together)

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## **Part 2**

### **Homelessness in Harborough District:**

Research undertaken prior to publication of the Homeless Strategy in 2008 showed that there is no single cause of homelessness. The majority of households interviewed as part of the research had complex life and housing histories characterised by moves within and between the social rented and private rented sectors over a geographical area that extended beyond Harborough. They also often had other issues including poor health, intermittent school attendance, debt and financial management problems and, in some cases, substance abuse.

Housing and related problems, including family breakdown and domestic violence leading to homelessness are frequently interrelated and linked to other adverse factors. These may include reduced income due to unemployment or change in employment status, financial difficulties because of previous and continuing debt, problems over rent and mortgage payments, and loss of private rented accommodation.

The table above shows that homelessness arising from mortgage default in Harborough District has remained below national figures and reduced significantly since 2009.

Lower mortgage interest rates have helped to reduce the risk of default by vulnerable households. Action by Central Government, including the Mortgage Rescue Scheme and the Mortgage Pre Action Protocol (MPAP), has contributed to reductions in the number of possession orders issued by the Courts.

The Protocol gives clear guidance on what the courts expect lenders and borrowers to have done prior to a claim being issued. Actual repossessions can be avoided even if an order is granted by the court e.g. suspended court orders which are not enforced if the lender complies with the terms of the order. Introduction of the MPAP has coincided with a reduction of around 50% in repossession claims in Harborough District from 2009 onwards and the rate of claims leading to a court order is still well below the average for England, as shown below.

<b>Year</b>	<b>Annual mortgage repossession claims leading to court orders – rate per 1000 households ((Communities and Local Government)</b>	
	<b>England</b>	<b>Harborough District</b>
2007	4.3	1.07
2008	4.43	1.36
2009	4.08	1.36
2010	3.95	1.18
2011	4.24	1.76

Low rates of economic growth from 2008 onwards have led to increased job losses. Increases in unemployment, particularly longer term unemployment have occurred in Harborough District, as shown in the tables below, but unemployment in the District is still below the national average.

**Jobseekers Allowance Claimants (JSA [www.neighbourhoodstatistics.gov.uk](http://www.neighbourhoodstatistics.gov.uk))**

Year	Harborough percentage of working population	UK percentage of working population
2008(January)	1.3	2.1
2012 (December)	2.4	3.7

**Longer term JSA (12 months or more) [www.neighbourhoodstatistics.gov.uk](http://www.neighbourhoodstatistics.gov.uk)**

Year	Harborough percentage of working population	UK percentage of working population
2008(January)	0.1	0.3
2012(December)	0.7	0.1.07

The most recent rough sleeper counts for Harborough District do not show any significant increase in the number of rough sleepers (12 in 2010 and 13 in 2011).

However, there is a continuing increase in the number of households in difficulty who are seeking housing advice and help. Last year for there has been an increase in the number of homeless decisions in Harborough, and pressures on existing accommodation are reflected in greater use of bed and breakfast accommodation as temporary accommodation for homeless households (see below) other sources of more appropriate temporary accommodation are used wherever possible.

Year	Number of homeless decisions in Harborough District (source: CLG)	Households in urgent need seeking assistance
2007-08	73	410
2008-09	37	606
2009-10	18	800
2010-11	29	762
2011-12	49	755

<b>Year</b>	<b>Applicants housed in bed and breakfast during the year</b>	<b>Other temporary accommodation including hostel*</b>
2007-08	5	11
2008-09	10	14
2009-10	9	6
2010-11	19	12
2011-12	25	8

***\* Other temporary accommodation includes one flat owned by the Council; another flat leased from Seven Locks Housing; referrals to domestic violence refuges; referrals to hostels.***

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### **Part 3**

#### **Homelessness Prevention:**

Harborough District Council has developed a proactive approach to preventing homelessness which has been subject to regular monitoring and reviews through the Councils Business Planning process to ensure effective and efficient service delivery.

The majority of actions identified in the current Homelessness Strategy have been delivered without the need for additional resources by working more effectively with local partners and stakeholders to prevent homelessness, and respond to the needs of those who are homeless.

What has been achieved:

- Joint protocol with health and social care and children and young persons service for referral of 16 and 17 year old care leavers in housing need
- Move on Plan Protocol (MOPP) to help residents move out of supported accommodation into independent living.
- Supported lodgings project delivered through partnership with Stonham Housing Association
- Equality awareness training for staff, including the needs of Gypsies and Travellers
- A Service Level Agreement with Seven Locks Housing to provide a unit of accommodation available for homeless families temporarily whilst their homelessness is investigated by the Council
- Improving the quality of information about the range of housing options available and ensuring that people seeking assistance are aware of these options including improved access to online information through [www.harborough-homes.org.uk](http://www.harborough-homes.org.uk)
- Awarding Priority to assist households threatened with homelessness to find alternative accommodation quickly through the housing register.
- Tenure sustainment prevention work - helping vulnerable households to stay in their current home or find alternative accommodation.
- Providing one to one assistance to help vulnerable homeless households to access affordable private rented accommodation.
- Rent Deposit Scheme - Loan or deposit to help homeless households to obtain private sector rented accommodation
- Working with private landlords to increasing the availability of good quality private sector accommodation to home seekers by supporting the
- Landlords Forum, promoting the EMLAS Accreditation Scheme and providing advice to landlords
- Private Landlords have advertised vacant properties through Harborough Home Search providing home seekers with an alternative housing option to renting social housing
- Mediation to help homeless young people return to the family home.

Enhanced Housing Options project completed in March 2011 including resettlement support to homeless households that have been found alternative accommodation delivered through partnership with South Leicestershire Citizens Advice Bureau and the Housing Options Team

**Positive action to prevent homelessness in Harborough District:**

<b>Year</b>	<b>Able to stay in existing home</b>	<b>Helped to find alternative accommodation</b>	<b>Action to relieve homelessness</b>	<b>All outcomes</b>
2009-10	31	111	2	113
2010-11	42	58	3	103
2011-12	19	73	7	99

We recognise that the impact of Welfare Reform will affect many households in our district. We have identified the challenges the Reform poses, potential solutions, emerging issues and funding streams . This is constantly under review and updated as delivery of the joint Action Plan is being delivered and monitored. Working together with our partners in the shared Benefit Service we have achieved the following to-date:

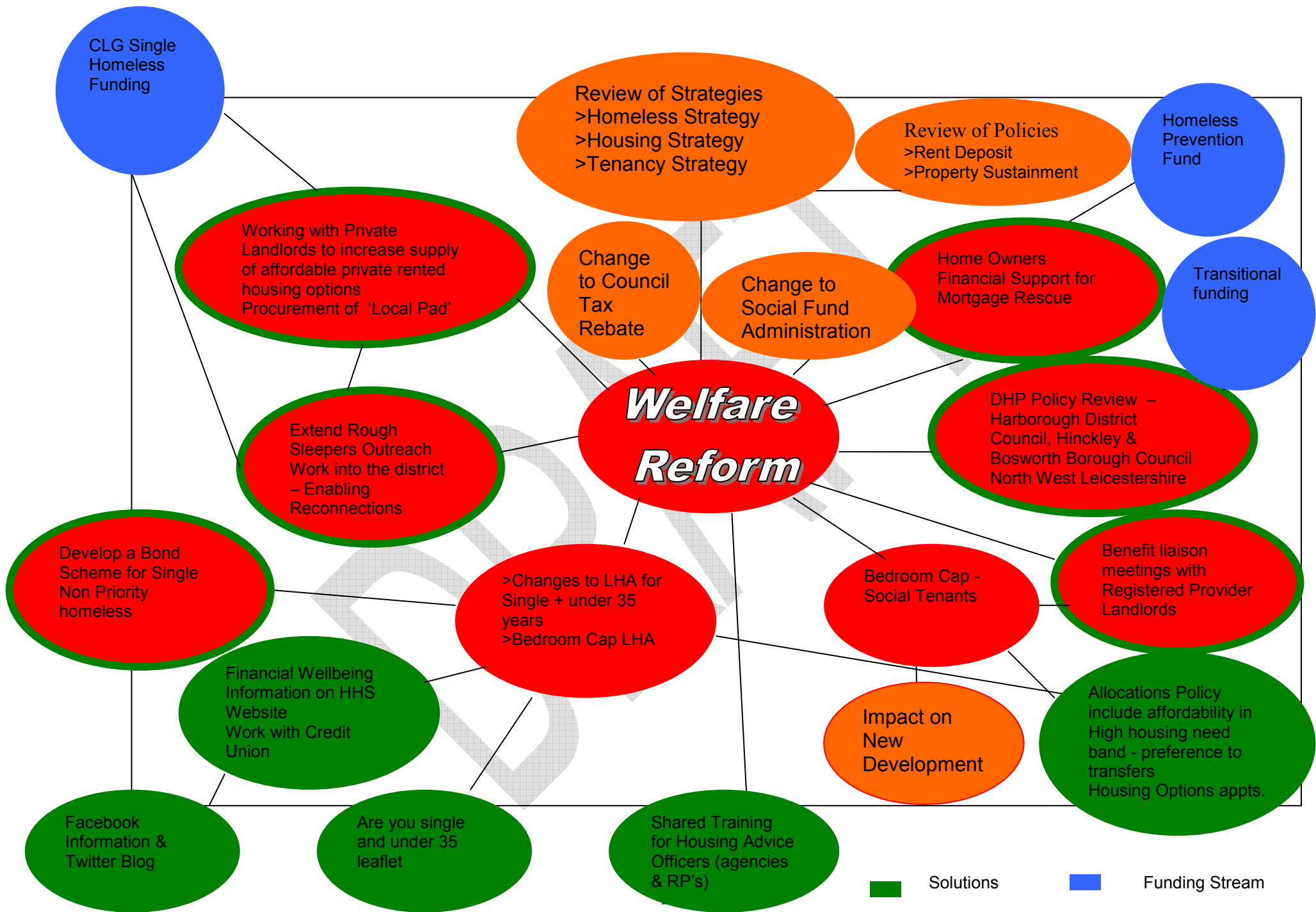
- The impact of Welfare Reform has been mapped
- Training for Housing and Benefit practitioners was delivered in July 2012
- Registered Provider Liaison meetings have been established
- Registered Providers, Statutory and Voluntary Agencies and officers of the Council attended a Welfare Reform Roadshow in September 2012
- An article was published in the Council’s newsletter ‘Talkback’ and circulated to all residents in the district
- Information on Welfare Reform has been published on the corporate website
- ‘Affordability’ issues have been included the new revised draft of the Leicestershire choice based lettings Policy
- Information leaflets for tenants have been printed and made available
- Information leaflets for Private Landlords have been printed and made available
- Housing advice leaflet for single home seekers under 35 years searching for housing have been printed and made available and published on [www.harborough-homes.org.uk](http://www.harborough-homes.org.uk)
- Housing Services and Registered Providers have been consulted on the draft Discretionary Housing Payment Policy
- All tenants affected by the ‘Bedroom Tax’ have been advised in writing by Benefit Service and invited to a Housing Options appointment
- All tenants affected by the ‘Benefit Cap’ which will be introduced with Universal Credit have been written to by Benefit Services

The Department for Work and Pensions and Registered Providers have been contacting benefit claimants to let them know how the changes in benefit will affect

them. Awareness of the impact Welfare Reform will have on some people is growing but there is a real risk that people who are currently affected by the 'Bedroom Tax' are electing to 'stay and pay' rather than recognise the potential hardship this will mean for them in the future if they are also affected by further reductions in income. Finalising the local Council Tax will be a contributory factor for some that trigger the need to move to more affordable accommodation. We are proposing to include 'Financial Hardship' as welfare need to move, in the High housing need band.

There are a number of key contributors to responding to the impact of Welfare Reform, preventing homelessness and ensuring health and wellbeing for the most vulnerable in our district. Working together with key stakeholders the Council can achieve more than working alone and one of our priorities is to work in partnership to address the housing need of those affected by Welfare Reform irrespective of their tenure.

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Harborough Housing Services' Impact Assessment of Welfare Reform

<span style="color: green;">■</span> Solutions	<span style="color: blue;">■</span> Funding Stream
<span style="color: red;">■</span> Challenges	<span style="color: orange;">■</span> Emerging Issues

## **Part 4**

### **Consultation on Future Plans:**

The process of consulting with key stakeholders to review the existing Homeless Strategy and identify key issues likely to affect the service in the future began in November with a meeting of the Harborough District Housing Forum and a workshop focusing on three key issues:

- What more do we need to do to respond to the impact of Welfare Reform?
- How can we engage Private Landlord's interest in our 'Local Pad' product
- How can we improve services to homeless people beyond bricks and mortar – e.g. food banks, money advice, support

The feedback from this workshop is being taken forward as we currently work on raising awareness and responding to the impact of Welfare Reform, as well as developing a Leicestershire web based property shop for affordable private rented accommodation for single households and developing self help material regarding financial wellbeing.

A survey of people who have recently received advice or assistance because they were homeless or threatened with homelessness has been undertaken to assess their satisfaction with the service they received. Further consultation will take place about proposed actions to meet the ten challenges referred to in Part 1. The table below outlines what we do now to satisfy recommendations in the Specialist Advisors Toolkit for achievement of the "Gold Standard" and how we could improve services to match the "Gold Standard".



Gold Standard Recommendation	What we do now	How we could improve
<p><b>Corporate commitment to prevent homelessness, which has buy in across all local authority services</b></p>	<p>The Corporate Plan for 2013-15 includes the following priorities:</p> <ul style="list-style-type: none"> <li>•Work with partners to ensure that public services work in the most efficient and effective way to support families in most need.</li> <li>•Help the community manage the changes to housing and council tax, supporting those who are in need.</li> <li>•Continue supporting the voluntary sector to provide advice and information for those most in need</li> </ul>	<ul style="list-style-type: none"> <li>• Homelessness service as cost centre separate from Harborough HomeSearch to enable business case for investment</li> <li>• Explicit commitment from the lead elected member to a Homelessness Strategy based on the principles of the Gold Standard in the foreword to new Homelessness Strategy.</li> </ul>
	<p>Performance Management:</p> <ul style="list-style-type: none"> <li>• Local performance Indicator – percentage of casework with satisfactory outcome</li> <li>• Housing advisors complete initial assessment form (green form) and closure form to show outcomes (yellow form)</li> <li>• Housing advisors also prevent homelessness by ensuring that home seekers with complex needs are placed in the correct need category, and can bid for vacancies through Leicestershire CBL.</li> <li>• Regular team meetings to monitor workflow issues</li> </ul>	<ul style="list-style-type: none"> <li>• Leicestershire Homelessness Delivery Group to develop performance review/benchmarking on county wide basis</li> </ul>
	<ul style="list-style-type: none"> <li>• Joint services commissioning through Leicester and Leicestershire Project for single persons and NSNO as well as Leicestershire CBL</li> </ul>	<ul style="list-style-type: none"> <li>• As set out in Project aims and objectives</li> </ul>
	<p>Effective partnership arrangements:</p> <ul style="list-style-type: none"> <li>• Welfare Reform Liaison Group</li> <li>• Local Housing Forum</li> <li>• Health and Wellbeing Partnership</li> <li>• Housing Liaison Group (Community Safety)</li> </ul>	<ul style="list-style-type: none"> <li>• Emerging arrangements for intervention with troubled families</li> <li>• Increase frequency of meetings of Housing Forum to half yearly</li> </ul>

<p><b>Active partnership working with voluntary sector and other local partners to address support, education, employment and training needs</b></p>	<ul style="list-style-type: none"> <li>• Service Level Agreement with Seven Locks Housing about provision of temporary accommodation</li> <li>• Leicestershire CBL contributes to homelessness prevention through effective management of casework so that households with complex needs who are at risk of becoming homeless get appropriate priority as High Need</li> <li>• Housing Advisors focus on income maximisation to make best use of limited resources; referral arrangements with Citizen Advice Bureau</li> <li>• Provision on application forms for information about housing register and homeless applicants to be shared with partners as appropriate</li> <li>• Jubilee Food Bank in Market Harborough led by Congregational Church; also referrals to Freecycle and British Heart Foundation</li> </ul>	<ul style="list-style-type: none"> <li>• Further development of temporary accommodation services via Leicestershire Homelessness Delivery Group</li> <li>• European funding support for education and employment delivered via Acorn Employability</li> </ul>
<p><b>Offer a Housing Options prevention service, including written advice, to all clients</b></p>	<ul style="list-style-type: none"> <li>• Advice on housing options is included as part of the letter. Monitoring to ensure that home seekers placed in the priority group because of homelessness are bidding for suitable vacancies</li> </ul>	
<p><b>Adopt a No Second Night Out model or an effective local alternative</b></p>	<ul style="list-style-type: none"> <li>• Reporting survey form sent to voluntary and faith groups including details of gender, age and location</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a countywide outreach service for rough sleepers in partnership with a supported housing provider. (This project is to be led by the City).</li> </ul>

<p><b>Have housing</b></p>	<ul style="list-style-type: none"> <li>• “Housing Matters” - County</li> </ul>	<ul style="list-style-type: none"> <li>• Self help guide to</li> </ul>
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<p><b>pathways agreed or in development with each key partner and client group that include appropriate accommodation and support</b></p>	<p>Wide Floating Support (Bridge) to ensure homelessness prevention with single hub for managing referrals based in Loughborough</p> <ul style="list-style-type: none"> <li>• Council is represented on the Leicestershire Learning Disabilities pathways to housing group</li> <li>• Move on Planned Protocol for assessment (tenure sustainment) of people resident in supported accommodation</li> <li>• Referrals of ex offenders to Housing Matters and housing options risk assessment. Support through</li> <li>• Needs assessment for 16/17 year olds as part of child protection protocol</li> <li>• Referral to hostel run Exario Trust for drug and alcohol abuse</li> </ul>	<p>advice on sources of financial assistance</p>
<p><b>Develop a suitable private rented sector offer for all client groups, including advice and support to both clients and landlords</b></p>	<ul style="list-style-type: none"> <li>• Fact sheet available on HHS website</li> <li>• Rent deposit enables finding alternative accommodation as alternative to homelessness</li> </ul>	<ul style="list-style-type: none"> <li>• Quality affordable private sector rented housing clearly identifiable and promoted through Landlord Accreditation Scheme</li> <li>• Develop common approach to landlord and tenant accreditation in Leicester and Leicestershire</li> <li>• Development of a Leicestershire web-based property lettings shop for landlords (Local Pad) – common bond scheme for non statutory singles</li> <li>• Private Sector Leasing Scheme with Hinckley and Bosworth Borough Council as lead authority</li> <li>• Local Pad web based advertising and search portal for private rented properties.</li> </ul>

<p><b>Actively engage in preventing mortgage repossessions including through the Mortgage Rescue Scheme</b></p>	<ul style="list-style-type: none"> <li>• Property Sustainment Policy</li> <li>• Signed off applications for mortgage rescue for consideration by East Midlands Housing Association</li> </ul>	<ul style="list-style-type: none"> <li>• Review Property Sustainment Policy</li> </ul>
<p><b>Have a homelessness strategy which sets out a proactive approach to preventing homelessness and is reviewed annually so that it is responsive to emerging needs</b></p>	<ul style="list-style-type: none"> <li>• Current Homelessness Strategy includes a commitment to proactive approach to preventing homelessness and working in partnership to resolve homelessness issues</li> </ul>	<ul style="list-style-type: none"> <li>• Plan for achievement of Gold Standard as part of Homeless Strategy Review</li> <li>• Working towards peer review through Homeless Delivery Group</li> </ul>
<p><b>Not place any young person aged 16 or 17 in Bed and Breakfast accommodation</b></p>	<ul style="list-style-type: none"> <li>• Joint Working Protocol with local Children &amp; Young Peoples Services which is subject to regular review</li> <li>• Telephone contact; mediation visits in cases of family breakdown, where it is appropriate</li> <li>• Leaving Care Protocol-priority on housing register</li> </ul>	<ul style="list-style-type: none"> <li>• Leicestershire CBL allocations policy allows 16and over to go on housing register</li> <li>• Troubled Families initiative</li> </ul>
<p><b>Not place any families in Bed and Breakfast accommodation unless in an emergency and then for no longer than 6 weeks</b></p>	<ul style="list-style-type: none"> <li>• Focus on sustaining existing accommodation</li> <li>• Individual action plans to assist families find appropriate move on options</li> <li>• Ongoing monitoring of decision times</li> </ul>	<ul style="list-style-type: none"> <li>• Review private rented sector options for temporary accommodation provision</li> <li>• Health and Wellbeing Board – ensuring access to medical services</li> </ul>

Preventing homelessness action plan

To be developed as part of the final draft of the Preventing Homelessness Strategy following further consultation on the review

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