

	Health and Wellbeing Board 15 November 2018
Title	Housing Strategy and Homelessness and Rough Sleeping Strategy consultation
Report of	Deputy Chief Executive
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix I – Presentation slides
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<h2 style="text-align: center;">Summary</h2> <p>The council has launched a consultation on its new draft Housing Strategy to take account of major changes in the housing sector and wider demographic and economic changes, including rising housing costs, a shift in tenure from owner occupation to private renting, the impact of the Grenfell Tower fire disaster and legislative changes.</p> <p>The council has also launched a consultation on its draft Homelessness and Rough Sleeping Strategy. The Homelessness Code of Guidance requires the council to carry out a review of homelessness and produce a strategy based upon this evidence base. The Homelessness and Rough Sleeping Strategy summarises the findings of the review and sets out the councils approach to tackling and preventing homelessness and rough sleeping in Barnet.</p> <p>It is important that the council and its partners work together and therefore the Health and Wellbeing Board is asked to note and formally respond to both consultations, and that the Health and Wellbeing Board note that housing is a factor relevant to the health and wellbeing of people and therefore from time to time the Board will receive reports relating to housing and homelessness.</p>

Recommendations

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| 1. That the Health and Wellbeing Board note the draft strategies and respond to the consultations formally. |
| 2. That the Health and Wellbeing Board note that housing is a factor relevant to the health and wellbeing of people and therefore from time to time the Board will receive reports relating to housing and homelessness. |

1. WHY THIS REPORT IS NEEDED

- 1.1 The council's Housing Strategy dates from 2015, and a number of changes have occurred since then which mean that the council's approach to housing needs to be reviewed and updated. These changes include:
 - changes in Government Policy,
 - a new London Mayor with a new London Housing Strategy,
 - new legislation including the Housing and Planning Act 2016,
 - the Homelessness Reduction Act 2017,
 - the updated Homelessness Code of Guidance for Local Authorities.
- 1.2 The council's Homelessness Strategy also requires an update to take account of the Homelessness Reduction Act 2017 (HRA 2017). Barnet's Homelessness Strategy is currently a component of the Housing Strategy but it is proposed the two are separated, to reflect the increased focus on tackling homelessness.
- 1.3 Officers have updated the evidence base that supports both strategies. A new Strategic Housing Market Assessment has been commissioned, setting out the level of demand for housing in the borough.
- 1.4 Since 2015, other significant events have impacted on Housing at a national level, including the EU referendum and the Grenfell Tower fire disaster.
- 1.5 Additionally, the council is in the process of updating the Local Plan, and the Assets, Regeneration and Growth Committee is preparing a Regeneration Strategy.
- 1.6 The Housing Committee considered the above matters in June 2018, and instructed council officers to prepare a new draft Housing Strategy based on the following themes:
 - **Raising standards in the private rented sector**
 - **Delivering more homes that people can afford**
 - **Safe and secure homes**
 - **Promoting independence**
 - **Tackling and preventing homelessness and rough sleeping**
- 1.7 The Housing Committee also considered the requirements of the Homelessness Reduction Act in June 2018, and instructed council officers to

prepare a new draft Homelessness and Rough Sleeping Strategy based on the following themes:

- **Preventing homelessness**
- **Reducing the use of temporary accommodation and securing accommodation for people who are homeless**
- **Establishing effective partnerships, working arrangements and support to improve resilience for those who are or used to be homeless, to prevent them from becoming homeless again**
- **Supporting rough sleepers to address their housing and other needs**

- 1.8 Officers have now produced new draft strategies which were approved for consultation by the council's Housing Committee on 10 October. The draft strategies can be accessed via the council's website here:

Housing Strategy

<http://barnet.moderngov.co.uk/documents/s48745/Housing%20Strategy%202019-2024%20Appendix%201.pdf>

Homelessness and Rough Sleeping Strategy

<http://barnet.moderngov.co.uk/documents/s48749/Homelessness%20and%20Rough%20Sleeping%20Strategy%20Appendix%201.pdf>

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is proposed that the Health and Wellbeing Board considers both strategies and agrees to formally respond to the public consultation taking place, and note that following this, a further draft of the strategies will be brought back to the Housing Committee to be considered for adoption at its meeting on 1 April 2019.
- 2.2 A safe and secure home is a key determinant of health and wellbeing of the borough's residents, and there is a wide range of evidence demonstrating housing sector impact on social, physical and emotional wellbeing. It is therefore crucial for the Health and Wellbeing Board to consider the impact of housing policy on health going forward.
- 2.3 A Health Impact Assessments have been undertaken on the homelessness strategy and is being undertaken on the housing strategy. The findings from these will feed in to the consultation process before then returning to the Housing Committee for a final decision.
- 2.4 A period of public consultation will ensure that Barnet residents, the council's partners and other stakeholders have an opportunity to comment on both strategies before they are finalised.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The Health and Wellbeing Board could choose not to respond to the consultations or to consider housing and homelessness as a factor in determining health and care outcomes but this would mean that an important issue that impacts on health would not be considered by the Board. In addition, it is important that the Housing and Homelessness Strategies take account of the views of the Board.

4. POST DECISION IMPLEMENTATION

- 4.1 A consultation exercise is taking place from November 2018 to February 2019.
- 4.2 Housing Committee will be asked to consider and approve a final version of the strategies in April 2019 which will have considered the outcome of the consultation exercise.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Housing Strategy and Homelessness and Rough Sleeping Strategy contributes to the council's Corporate plan purpose as follows:

Successful Places	Meeting the housing needs of the borough is key to ensuring Barnet remains a successful place
Great Outcomes	A good home is important to helping residents achieve great outcomes
Quality Services	Housing and Homelessness services provided by Barnet Homes, Re and Housing Associations alongside the Community and Voluntary Sector
Resilient Communities	Access to housing and reducing homelessness is key to building resilient communities

- 5.1.2 Both strategies contribute to key priorities identified in the council's Corporate plan priorities including ***increasing the housing supply, including Colindale, building compliance and fire safety and tackling homelessness.***

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 The Housing Strategy includes proposals to consider the case for selective licensing of private rented accommodation in some parts of the borough, and additional resources for licensing and private sector enforcement activity. It is anticipated that such proposals, if considered appropriate, will come to committee in 2019 before the Housing Strategy is finalised, and it is the intention that these proposals will be funded through additional licence fees secured and income received as a result of enforcement action, for example fixed penalty notices.
- 5.2.2 The Homelessness and Rough Sleeping Strategy includes proposals to prevent households from presenting as homeless and reduce the use of temporary accommodation. More detailed proposals will be worked up before the Homelessness and Rough Sleeping Strategy is finalised and it is the intention, that these proposals will be funded through existing council budgets and plans including Government grants for Rough Sleeping and Preventing Homelessness.
- 5.2.3 Other activities and proposals in both strategies are planned to be funded through existing council budgets and plans.

5.3 Social Value

- 5.3.1 Not applicable

5.4 Legal and Constitutional References

- 5.4.1 The Deregulation Act 2015 removed the power (in section 87 of the Local Government Act 2003) on the Secretary of State to require Local Housing Authorities in England to produce a housing strategy. This does not prevent an authority from having such a strategy.
- 5.4.2 Section 333D of the Greater London Authority Act 1999 requires that any Local Housing Strategy prepared by a Local Housing Authority in Greater London must be in general conformity with the London Housing Strategy (the Mayor's strategy).
- 5.4.1 Paragraph 2.8 of the Homelessness Code of Guidance states:

'2.8 Each local authority has a legal duty under the Health and Social Care Act 2012 to take such steps as it considers appropriate for improving the health of the people in its area. This includes people experiencing homelessness or at risk of homelessness. Housing authorities should ensure that their homelessness strategy is coordinated with the Health and Wellbeing Strategy, and that their review of homelessness informs and is informed by the Joint Strategic Needs Assessment.'

5.4.2 Under the council's Constitution, Article 7 - Committees Sub-Committees Area Committees and Forums and the Local Strategic Partnership, the Health and Wellbeing Board has the following responsibilities:

'(1) To jointly assess the health and social care needs of the population with NHS commissioners, and apply the findings of a Barnet joint strategic needs assessment (JSNA) to all relevant strategies and policies.

(2) To agree a Health and Wellbeing Strategy (HWBS) for Barnet taking into account the findings of the JSNA and performance manage its implementation to ensure that improved outcomes are being delivered.

(3) To work together to ensure the best fit between available resources to meet the health and social care needs of the population of Barnet (including children), by both improving services for health and social care and helping people to move as close as possible to a state of complete physical, mental and social wellbeing. Specific resources to be overseen include money for social care being allocated through the NHS; dedicated public health budgets; the Better Care Fund; and Section 75 partnership agreements between the NHS and the Council.

(4) To promote partnership and, as appropriate, integration, across all necessary areas, including the use of joined-up commissioning plans across the NHS, social care and public health. To explore partnership work across North Central London where appropriate.

(5) Specific responsibilities for:

- Overseeing public health*
- Developing further health and social care integration.'*

5.4.3 Under the council's Constitution, Article 7 - Committees Sub-Committees Area Committees and Forums and the Local Strategic Partnership, it states that Housing Committee's responsibilities include:

'responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing'.

5.5 Risk Management

5.5.1 There is a risk that the housing requirements of the Borough are not met if the Housing Strategy is not updated and this could lead to poor health outcomes for residents.

5.5.2 There is a risk that homelessness will increase if the Homelessness and Rough Sleeping Strategy is not agreed, which as well as being a poor outcome for people becoming homeless, could increase pressure on council budgets.

- 5.5.3 There is a risk that both strategies do not fully take account of health issues if the Board chooses not to respond to the consultations.

5.6 Equalities and Diversity

- 5.6.1 Section 149 of the Equality Act 2010 sets out the Public-Sector Equality Duty which requires a public authority (or those exercising public functions) to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not
- foster good relations between persons who share a relevant protected characteristic and persons who do not

- 5.6.2 The broad purpose of this duty is to integrate considerations of equality into day business and keep them under review in decision making, the design of policies and the delivery of services. The protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation
- Marriage and Civil Partnership

- 5.6.3 The Corporate Plan 2015 – 2020 sets the Strategic Equalities Objective, which is: that citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the tax payer.

- 5.6.4 Changes to policies and services are analysed in order to assess the potential equalities impact and risks and identify any mitigating action possible, through an equalities impact assessment, before final decisions are made. Consideration will also be made to the equalities and data cohesion summary.

- 5.6.5 A full equalities impact assessment of both strategies will be carried out after consultation and prior to reporting back to the Housing Committee on 1 April 2019.

5.7 Corporate Parenting

- 5.7.1 Promoting independence is proposed to be a central theme of the Housing Strategy. This includes ensuring that care leavers make a successful transition to independent living.

5.7.2 Youth homelessness is a particular focus of the Homelessness and Rough Sleeping Strategy. This includes ensuring that care leavers make a successful transition to independent living and young adults are supported to stay if safe to do so in their existing accommodation.

5.8 Consultation and Engagement

5.8.1 Initial consultation has been undertaken with some of the council's stakeholders, including the Children and Young Person's Partnership Board, the Performance Advisory Group comprising tenant and leaseholder representatives and the Barnet Housing Association Liaison Group.

5.8.2 A six-week online consultation exercise was carried out over the summer inviting members of the public and stakeholders to comment on matters relating to homelessness which has helped to shape the development of this draft strategy.

5.8.3 A summary of the responses was as follows:

- The council received 102 responses, with 39% of responses coming from residents and 33% from organisations providing services to homeless clients.
- Respondents supported the key findings from the Review of Homelessness in Barnet (Section 4, Appendix 1) agreeing the main reasons for homelessness in the borough were due to the loss of rented accommodation and family breakdown.
- 36% agreed that early support and 24% said help with finding alternative accommodation were the most effective ways to prevent homelessness.
- The majority of the respondents felt that working more collaboratively between agencies to establish clear referral routes as well as procuring more affordable housing was important.
- 73% of respondents felt that support for rough sleepers should be improved and this should include outreach work alongside the provision of more hostel and supported accommodation to help them address their housing and other needs.

5.8.4 As noted earlier, a wider public consultation on the strategies will take place during November 2018 to February 2019. This will include an online survey and inviting comments from partner organisations and other stakeholders.

5.9 Insight

5.9.1 The Housing Strategy was informed by an evidence base. A summary of the Housing Strategy evidence base was reported to the Housing Committee in June 2018.

5.9.2 The Homelessness and Rough Sleeping Strategy was informed by an evidence base as well as carrying out a more detailed review of

homelessness in Barnet. A summary of the evidence base was reported to the Housing Committee in June 2018 and the review is summarised in Section 4 of Appendix 2 of the strategy.

- 5.9.3 Barnet's Joint Strategic Needs Assessment recognises that there has been a long-term shift in housing tenure towards renting and away from owner occupancy (either outright or with a mortgage) reflecting a sustained reduction in housing affordability and an imbalance between housing demand and supply and that Housing affordability is the second highest concern for residents according to the 2015 Residents' Perception Survey.

6. BACKGROUND PAPERS

- 6.1 Housing Committee 10 October 2018 – Item 7 Housing Strategy 2019-2024
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9487&Ver=4>
- 6.2 Housing Committee 10 October 2018 – Item 8 Homelessness and Rough Sleeping Strategy
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9487&Ver=4>
- 6.2 Housing Committee 21 June 2018 – Item 7 Housing Strategy -
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9486&Ver=4>
- 6.2 Housing Strategy (2015)
<http://barnet.moderngov.co.uk/documents/s24071/Housing%20Strategy.pdf>