

CABINET REPORT 16 DECEMBER 2019

Report title: Homelessness and Rough Sleeping Strategy

Wards: All

Portfolio: Cabinet Member for Housing: Councillor Paul Gadsby

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Report summary

Having access to good quality, suitable and secure accommodation is fundamental to our residents' having happy and successful lives. When it is not available, there is an impact on many other aspects of public service beyond housing, including people's health and children's education.

It is a legal requirement under the Homeless Act 2002 for local authorities to carry out a Homelessness Review and to formulate a Homelessness Strategy. The last full review of the Homelessness and Rough Sleeping Strategy was in 2012, and before the introduction of significant statutory local authority responsibilities under the Homelessness Reduction Act 2017.

Lambeth has consistently delivered a robust person-centred offer to homeless households and those facing housing difficulty, with a highly effective homelessness prevention service, a pathway approach, and by providing access to accommodation for non-priority households. Our homelessness service was given good feedback from the Ministry for Housing, Communities and Local Government (MHCLG) in September this year.

The Strategy builds on this previous work, outlining our approach across five priorities:

- Ensure that all people sleeping rough in Lambeth are supported off the streets and assisted to improve their lives.
- Support households to remain in their homes or help them to find suitable accommodation;
- Establish effective internal pathways with public authorities and partner agencies;
- Ensure a supply of suitable accommodation for people to move into;
- Improve the supply and sustainability of temporary accommodation;

What local authorities can do is constrained and Lambeth, like all local authorities, is facing pressure from both welfare reform and a national housing crisis that has increased rates of homelessness and rough sleeping, as well as resulted in more demand for temporary accommodation and council housing. Rising rents and a failure to provide councils with powers to regulate the private rented sector are also a significant cause for concern. As a result, this strategy includes a section on what the council believes central

government needs to change in its approach in a number of areas. This is entitled “Our Ask from Government”.

Finance summary

There are no financial implications arising as a direct consequence of this report.

Recommendations

1. To adopt the Homelessness and Rough Sleeping Strategy.

1. CONTEXT

The New Strategy

- 1.1 In 2018, the Government guidance on homelessness changed and the Homelessness Reduction Act 2017 was implemented. This brought additional duties to the Lambeth and required that the council work to prevent homelessness for any individual, not just those who have a priority need, such as pregnant women, families with children, or people who may be considered 'vulnerable'. Before the implementation of the Act, Lambeth already delivered a robust person-centred service to the homeless and those facing housing difficulty; with a highly effective homelessness prevention service, a pathway approach, and by providing access to accommodation for some non-priority households. As the council was ahead of the curve, the impact of the 2017 Act on the borough's strategic approach to homelessness has been more limited than elsewhere, although it has led to a fresh approach in considering how services can be delivered in a more joined-up way.
- 1.2 The other change to the Homelessness Strategy since 2012 is the approach to temporary accommodation (TA). In March 2012, there were 1,276 households in TA. This has risen to over 2,380 today. Local authorities across London and the UK have faced familiar increases, with many London councils having higher numbers of residents in temporary accommodation. As the number of households in TA has increased the profile has also altered. Government support to cover actual costs has reduced and the market has changed. As a consequence of this, the use of nightly paid self-contained accommodation has risen substantially, from 3% of temporary accommodation on 31 March 2012 to 54% on 1 July 2019. The use of long-term private sector leasing, which has tended to be more cost-effective, has correspondingly declined. There is a new objective to increase the supply of suitable temporary accommodation and, after feedback, the strategy now reflects more thoroughly the need to support residents in temporary accommodation and to ensure the quality of their homes.
- 1.3 These objectives support those outlined in the Borough Plan, which reflects the need to ensure that high quality, affordable and sustainable homes are available for those in need.

2. PROPOSAL AND REASONS

- 2.1 The Strategy introduces five new priorities for the borough's action on homelessness to:
 - i. Ensure that all people sleeping rough in Lambeth are supported off the streets and assisted to improve their lives:
 - The Rough Sleeping Strategy was published in 2018. Those rough sleeping are of a distinctly different demographic to Lambeth's wider homeless population and it is important that the issues are treated separately. For the purpose of this strategy, rough sleeping is defined as anyone who is bedded down or about to bed down in the open air. This can include on the street, in tents, doorways, parks, bus shelters, stairwells, sheds, car parks, cars, or stations.
 - The new strategy commits Lambeth to supporting individuals to leave the streets through the 'No Second Night Out' campaign and by working with individuals through the vulnerable adults' pathways to ensure that the needs of rough sleepers are addressed holistically. It includes new commitments to examine and respond to the impact of rough sleeping on the LGBTQ community who are disproportionately affected by homelessness.
 - The strategy also includes a pledge to 'end the hostile environment' faced by non-EU nationals and to ensure that staff are fully informed of the services available to those with no recourse to public funds.

- ii. Support households to remain in their homes or help them to find suitable accommodation:
 - Lambeth has always taken a proactive approach to preventing homelessness, and prior to the Homelessness Reduction Act, had one of the highest rates of homelessness prevention in London. The new Strategy makes it a priority to offer high quality, timely, preventative advice to all who approach the service and all who are eligible will receive a bespoke housing plan. Specific interventions to support individuals to remain in the homes can include family mediation, benefit advice, and providing supported accommodation to those with additional needs.
- iii. Establish effective internal pathways, with public authorities and partner agencies:
 - The main immediate causes of homelessness are being asked to move out by family/friends, the end of a private rented sector tenancy, or being unable to afford accommodation. However, a number of groups have more specific needs and Lambeth has developed a range of effective pathways to support these individuals. Moving into supported housing is a major part of our prevention activity accounting for an average of 28% of homelessness interventions over the last three years.
 - Effective pathways are essential to offering holistic support which is tailored to an individual's needs. The new Strategy sets out the process for accessing the pathways and specifies the support available for young people, domestic abuse survivors, those affected by serious youth violence, and those facing additional support needs such as mental health or substance abuse. It commits housing to partnership working with Children's Services, Adult Social Care and Health (all of whom have contributed to the strategy) to ensure that support is offered in a joined-up, targeted way.
- iv. Ensure there is a supply of suitable accommodation for people to move into:
 - Housing advice alone is not enough to prevent homelessness. Most of those who approach the homelessness service would like the security and affordability associated with social housing. Whilst Lambeth is committed to increasing the supply of affordable housing, including through the council's wholly-owned house building company Homes for Lambeth, options are limited and more people will need to rent privately.
 - The new strategy commits the service to working positively with private landlords to secure fair deals for renters, with deposit guarantee bonds and payable incentives some of the options available. The strategy also lobbies central government to improve the regulation of the private rented sector and Lambeth has commissioned research into how a landlord licencing scheme could work to improve standards in the borough.
 - In terms of delivering new homes, the strategy links to the council's Housing Strategy and the emerging Sustainable Growth Strategy where the borough's ambitions for creating new homes at a social rent is set out.
- v. Improve the supply and sustainability of Temporary Accommodation:
 - Lambeth has a legal duty to provide those in 'priority need' with housing. High prices, welfare reform and the London housing crisis means that the numbers of individuals approaching the council for accommodation has grown and more families have had to be initially placed into 'temporary accommodation'.
 - The strategy denotes the ambition to provide more high quality, sustainable, temporary accommodation, including accessible units. It also commits Lambeth to invest resources in increasing the supply of accommodation, such as through the Pan-London Accommodation Collaborative Enterprise (PLACE) and Real Lettings initiatives. The strategy also sets out the wider support available to those in temporary accommodation including benefits advice and employment support.

- Our work to improve the supply of new housing includes the commitment to build to high energy specifications which will contribute to Lambeth's commitment to tackle the climate emergency.

2.2 Homelessness and Rough Sleeping Strategy highlights:

- Lambeth has consistently been one of the best performing London boroughs in terms of homelessness prevention;
- An innovative approach to increasing the supply of temporary accommodation, through investment in the Real Lettings Fund and the Mayor's PLACE scheme (modular homes for homeless families);
- Exemplary partnership working between housing, public health and social care, particularly on mental health with Lambeth's Integrated Personal Support Alliance;
- Introduction of the Rapid Rehousing Scheme. New Vulnerable Women's, Substance Misuse and Hospital Discharge 'Navigator' posts, working in partnership to deliver effective pathways for vulnerable clients;
- Lambeth becoming one of the first local authorities to receive DAHA (Domestic Abuse Housing Allowance) accreditation; and,
- Despite cuts, we've protected services to help rough sleepers and continue to spend £4m on a range of support.
- It commits Lambeth to formulate a Bill of Rights for Homelessness.

3. FINANCE

- 3.1 There are no financial implications arising as a direct consequence of this report.

4. LEGAL AND DEMOCRACY

- 4.2 Section 1-3 of the Homelessness Act 2002 enables the council to carry out a Housing Review and formulate and publish a Homelessness Strategy based on that Review. New Housing Strategies have to be published within five years of their last Housing Strategy being published, and the council is also required to take its homelessness strategy into account in the exercise of its functions.
- 4.3 A Homelessness Review means a review of the level and likely future levels, of homelessness in the borough and the activities that are carried out for:
- (a) preventing homelessness;
 - (b) securing accommodation is or will become available; and
 - (c) providing support for people in the borough who are or may become homeless, who have become homeless and need support to prevent them becoming homeless again.
- 4.4 A Homeless Strategy is a strategy formulated for the purposes of:
- (a) preventing homelessness in the borough;
 - (b) securing that sufficient accommodation is and will be available for people in their district who are or may become homeless;
 - (c) securing the satisfactory provision of support for people in the borough—
 - (i) who are or may become homeless; or
 - (ii) who have been homeless and need support to prevent them becoming homeless again.
- 4.4 Section 149 of the Equality Act 2010 requires the Council in the exercise of its functions to have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and other form of conduct prohibited under the act; and
 - (b) to advance equality of opportunity and to foster good relations between persons who share a relevant protected characteristic (age, disability, gender re-assignment, pregnancy and maternity, race, religion and belief, sex, and sexual orientation) and persons who do not share it.
- 4.5 Having regard to the need to advance equality of opportunity between persons who share relevant protected characteristics and persons who do not share it involves having due regard, in particular, to the need to:
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of the persons who share that characteristic that are different from the needs of persons who do not share it; and
 - (c) encourage persons of the relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 4.6 Compliance with the above public sector equality duties may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under the Act.
- 4.7 The Equality Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken – that is, in the development of policy options, and in making a final decision. A public body cannot satisfy the Equality Duty by justifying a decision after it has been taken.
- 4.1 This proposed key decision was entered in the Forward Plan on 17 September 2019 and the necessary 28 clear days’ notice has been given. In addition, the Council’s Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

5. CONSULTATION AND CO-PRODUCTION

- 5.1 The Homelessness and Rough Sleeping Strategy has been developed using findings from the comprehensive homelessness review. The impact of the previous strategy was considered and action taken and updates made where necessary.
- 5.2 The initial draft was worked up with officers from relevant council departments including Adults and Children’s Social Care, Community Safety and Public Health. In July, working with the Lambeth Staying Healthy Board, a ‘Health in all Policies’ workshop was held with a focus on housing and homelessness.
- 5.3 Formal consultation began in September for a six week period, and ended on 26 October 2019. The online survey was promoted through social media and sent directly to former service users, charities, supported housing providers, housing associations and other partners. The Cabinet Member for Housing wrote to residents on our email list asking for their insights and views on these topics.
- 5.4 The survey is now closed and in total we have received 295 responses. Overall, feedback strongly supported the main priorities. The main themes that came through were that rough sleeping is a growing concern and that more needs to be done to support those with mental health issues and

those in crisis. There were also concerns that Lambeth could do more to ensure that suitable and affordable homes were available for local households.

5.5 30% of respondents called for better, more integrated, mental health support to be made available and 12.5% suggested that publicity and communications about homelessness and the services on offer should be improved. A further 15% called for more lobbying to central government on the supply of affordable housing and 8% said there should be a more robust commitment to utilise void properties.

5.6 In addition, some of the key points made in relation to individual priorities were:

- Priority 1: Ensuring that all people sleeping rough in Lambeth are supported off the streets and assisted in improving their lives and do not return to the streets.
 - It was felt that better publicity and communications could improve public tolerance, as noted a campaign aimed at achieving this aim is about to commence.
 - Mental health support was raised as a key support need amongst service users and partners.
 - It was suggested that more needed to be done to address the needs of Eastern European Rough Sleepers.
- Priority 2: Preventing homelessness by supporting all households in their homes and helping them to find accommodation.
 - It was felt that more needs to be done to ensure that accommodation is affordable and available for those who need it.
 - Practitioners reported that unsuitable accommodation in the private rented sector was fuelling homelessness as placing people in tenancies which they were unable to manage can increase their vulnerability.
- Priority 3: Establishing effective pathways internally, with public authorities and partner agencies, to prevent homelessness.
 - Partners agreed that they were confident in the processes associated with referring people in need of council support.
 - It was widely responded that better communications and publicity could raise awareness of the support available to those facing homelessness. The council is about to embark on a communications campaign which will seek to address this point.
- Priority 4: Ensure there is a supply of suitable accommodation for people to move into.
 - It was suggested that Lambeth should continue to lobby the Government to improve regulation of the private rented sector
- Priority 5: Improving the supply and sustainability of Temporary Accommodation.
 - It was suggested that the provision of temporary accommodation must come with mental health support and better tenancy sustainment support.
 - A number of responses indicated that the quality of temporary accommodation should be improved, as noted the council is already undertaking measures to achieve this aim.
 - It was felt that more should be done to utilise void properties in the borough.

5.7 The feedback taken on the strategy also included comments received during discussion with councillors, at the Equalities Impact Panel, and in discussion with stakeholders. These comments have been addressed and integrated into the main body of the strategy and the action plan.

- 5.8 In response to these comments, the focus of the strategy was shifted to emphasise the importance of the tenancy sustainment team who intervene to prevent rent arrears mounting and eviction occurring. This team of officers proactively contacts residents affected by welfare reforms such as the benefit cap and offers support in managing personal finances and help in applying for the maximum benefit entitlement. They also work with tenants who are already in arrears to manage their debts and refer to external support agencies where necessary. This support is similarly available to tenants in temporary accommodation and there is enhanced support for those with additional needs or care leavers.
- 5.9 The ongoing partnership working with health, Early Help and social care has also been expanded upon in the strategy in reaction to consultation. Specific commitments around mental health and partnership working with Adults and Children's Social Care have been incorporated. This includes the new posts of Mental Health Navigator, Vulnerable Women's Navigator and specific officers working on hospital discharge. These new partnership roles will aim to ensure that specialist wraparound support is offered to those facing homelessness where necessary.
- 5.10 In terms of the creation of new homes, new schemes which will introduce more modular temporary accommodation units to the borough have been outlined in the Strategy. After discussion with the EIA Panel and the Steering Group, it is specified that new units of temporary accommodation must include accessible units. The monitoring of quality of properties and temporary accommodation has also been addressed in the Strategy, and two new officers have been recruited to periodically inspect temporary accommodation and private rented sector homes.
- 5.11 The final stage of the consultation programme consisted of the Homelessness Strategy Steering Group. This new group is comprised of commissioned providers and officers from across the council, including representatives from Children's Services, Adult's and Health. The inaugural meeting was chaired by the Cabinet Member for Housing, Councillor Paul Gadsby. The first meeting reviewed the initial responses to consultation comments and agreed the final version to be taken to Cabinet. Additional comments from the Steering Group regarded ensuring positive work with the parks teams, and addressing the Council's response to those with no recourse to public funds. These amendments have been made with establishing a closer relationship with the parks team and mapping the support available to individuals and families with no recourse to public funds now specified in the strategy and action plan. The Steering Group will meet biannually to ensure that the action plan is delivered both fairly and appropriately.

6. RISK MANAGEMENT

- 6.1 The Strategy and Action Plan will be monitored and updated by the Homelessness Strategy Steering Group. The wider service will continue to collect data on the trends and characteristics of homelessness in the borough and any new patterns will be picked up on and addressed. The Strategy will be refreshed and updated in full in 2024.

7. EQUALITIES IMPACT ASSESSMENT

- 7.1 An Equalities Impact Assessment, Appendix B, was carried out as part of this work and the Equalities Impact Assessment Panel considered the Strategy on 21 October 2019. The main feedback received related to temporary accommodation and ensuring that the quality of the homes into which people were placed is high and that tenants are supported. In reaction to this feedback we have included new sections on supporting residents in temporary accommodation and ensuring that they are aware of their rights and how to request repairs.

- 7.2 The Equalities Panel also passed comment on the provision for children and young people in the borough, particularly those affected by serious youth violence. In response, we have strengthened the section on Serious Youth Violence to include commitments to work more closely with Children's Social Care and Early Help Locality Panels to ensure that families were supported as soon as necessary. We have also included a commitment to work with the Lambeth Early Action Partnership (LEAP) project to ensure that families with young children are supported when there is overcrowding.
- 7.3 In terms of the private rented sector, the panel were concerned that landlords who do not treat tenants fairly may contribute to some of the vulnerabilities families that have engaged with the homelessness service face. Here, we reassured the panel that there are two new posts to inspect private rented sector homes, and temporary accommodation, to monitor quality and bring rogue landlords to justice. We are also in the process of commissioning a report into private rented sector licensing schemes and will be acting on the outcome of this research.

8. COMMUNITY SAFETY

- 8.1 As part of the Homelessness and Rough Sleeping Strategy, Housing has committed to reviewing the partnership working arrangements which are in place with the Community Safety team. There is a joint post between housing and community safety designed to address violence affecting young people on the Tulse Hill Estate and housing will implement the relevant actions arising from the publication of the Crime and Disorder Needs Assessment and Youth Violence Strategy.
- 8.2 The Strategy also notes the prevalence of domestic abuse amongst the female homeless population, and is committed to full participation with Violence Against Women and Girls (VAWG) agenda, committing housing to pursue the Domestic Abuse Housing Alliance accreditation.

9. ORGANISATIONAL IMPLICATIONS

Environmental

- 9.1 Although there are no direct environmental implications arising from this strategy, we are committed to becoming a carbon neutral borough by 2030.

Health

- 9.2 Housing and health are related in a number of ways, with research consistently confirming that poor housing or homelessness can lead to an increase in respiratory, cardiovascular and mental ill health. Funding drawn from Public Health England has enabled housing to adopt a number of shared posts to improve the health of people facing homelessness. This includes the appointment of an Approved Mental Health Professional who, amongst others, will offer specialist housing support to those in need. There are also plans to create a service which will offer health engagement directly to rough sleepers and homeless people in the borough via a combination of direct nursing care, psychological input and peer advocacy. Work with LEAP is also offering support to families with young children suffering from overcrowding to ensure that this does not affect health outcomes.

Corporate Parenting

- 9.3 Lambeth has a corporate parenting responsibility towards care leavers and we recognise that this extends to housing. The strategy ensures that services are designed to meet the specific needs of groups including care leavers and the Care Leaver Rent Panel ensures that early triggers for tenancy breakdown are identified and the risks of homelessness mitigated. All Lambeth care leavers are given the highest priority for housing and in 2018, 86 per cent of Lambeth care leavers aged 19-21 were in suitable accommodation, higher than the national average.

Staffing and accommodation

9.4 None.

Responsible Procurement

9.5 None.

10. TIMETABLE FOR IMPLEMENTATION

10.1 Please see the action plan attached to the Homelessness and Rough Sleeping Strategy. The implementation of this plan will be monitored and updated by the Housing Strategy Steering Group (HSSG).

Outcomes	Action	Lead(s)	Date
Priority 1 - Ensure that all rough sleepers in Lambeth are supported off the streets and assisted in improving their lives			
No one living on the streets in Lambeth	Lambeth safer streets team operate 7 days a week Rapidly re-house rough sleepers with a connection through the Lambeth assessment centre, those without via the MHCLG funded night shelter	Supported Housing	Ongoing
Access to safe and secure housing	Resettlement worker will support targeted individuals in the Vulnerable Adult's Pathway to access independent accommodation through Clearing House, Housing Associations and the private rented sector		Mar '20
Build positive support networks	Rough sleepers in the night shelter supported to connect with family members and friends as appropriate		Ongoing
Improving Health and Wellbeing	Rough sleepers registered with GPs and have access to primary health care provision Lambeth Safer Streets team work with the Health inclusion Team and START (mental health outreach service) to ensure mental health support is provided		Mar '20
	Implementation of Health Engagement and Peer Advocacy project (PHE funded) We will work to ensure that the parks service is more closely linked with the homeless service to ensure positive joint working around encampments and put a protocol in place.		June '20
Improving opportunities in	Rough sleepers in the night shelter will be supported to acquire the correct ID,		Mar '20

Outcomes	Action	Lead(s)	Date
employment, education and training	make benefit claims and open a bank account, and access to education, training and employment where this is appropriate		
Supporting the LGBT+ Community	Carry out a review into our housing providers' services, checking that they are in line with the commitments made in this Strategy		Mar '20
Priority 2 - Preventing Homelessness by supporting households to remain in their homes or to find alternative accommodation			
We learn lessons from our new duties and improve the way we work	Annual Report considers new detailed information and whether any difference to our approach to homelessness is required	HSSG	Mar '20
	Look at different funding models to pay for services such as social impact bonds	HSSG	June '20
	Improved partnership working	HSSG	
Improved service provided by private landlords in Lambeth	Adoption and delivery of the private rented housing strategy to enforce standards	Housing	Mar'20
Tenants are aware of their rights and supported	Publication of a Homelessness Bill of Rights	Housing	June '20
	Increase access to more specialist tenant advice		Dec '19
	Development of a vulnerable tenants service offer		Oct '19
	Policy developed so that renters are supported to take action against their landlords under the Homes (Fitness for Human Habitation Act)		Mar '20
	Website updated so homelessness prevention is correct, up to date and available on-line across the Council and other partners		Mar '20
	Reviewing PRS licensing options		Mar-20
Priority 3: Effective pathways internally, with public authorities and partner agencies, to prevent homelessness			
Implement the rapid rehousing scheme	Assess the success of the rapid rehousing scheme	Supported Housing	Mar '21

Outcomes	Action	Lead(s)	Date
Vulnerable adults are supported into housing	Delivery of the violence against women and girls strategy.	VAWG	Ongoing
	Domestic Abuse Housing Alliance Accreditation	Housing / VAWG	Ongoing
	Set up board to carry out review of access to accommodation, support and thresholds for vulnerable people across mental health and vulnerable persons pathway	ASC / Housing / Supported Housing / Alliance	Oct '19
	Implement recommendations of board		Mar '20
	Vulnerable Women's Navigator Post Mental Health Coordinator Post		Mar '20
Effective partnership working	Relationship with housing associations reviewed and new arrangements in place, including set up of a work stream which includes homelessness	Housing, Lambeth Housing Partnership	Mar '20
	Establishment of Homelessness and Mental Health Collaborative	Living Well Network Alliance	Mar '20
	Raise awareness and set out clear pathways with partners agencies to effectively meet the new Duty to Refer requirements under the HRA	Housing lead, other partners	Mar '20
	Information sharing arrangements with social care and active participation with the Early Help agenda	Housing, Social care	Apr-20
	Providers receive safeguarding training, including on specific approaches in Lambeth	Housing / ASC / Supported Housing	Ongoing
	Housing key partner in the alliance and Lambeth Together.	Housing / IPSA	Mar -20
	Set up housing and health partnership board to look at a more integrated pathway with hospital discharge, telecare and aids and adaptations, including consolidation of budgets and making the best use of DFG	Housing/ ASC	Oct ' 19
	Publication of Crime and Disorder Needs Assessment and Youth Violence Strategy and delivery of relevant housing actions	Housing / Community Safety	Ongoing

Outcomes	Action	Lead(s)	Date
Continue to develop young person's pathway to be a model of good practice	<p>Develop the offer to care leavers, including new joint protocols between housing and CYPs</p> <p>Review approaches so all 16/17 year olds who are homeless or at risk of homelessness have a child in need assessment</p> <p>Review arrangements between young person's pathway and YOS</p> <p>Create a joint training plan with children's social care</p> <p>Housing needs assessment of the CYP pathway to inform future commissioning</p>	Housing, Supported Housing, CSC	Mar-20
Review the eviction policy	New eviction policy in place for operation in place for TA and LBL housing	Housing	Mar-20
Defining the role of homelessness in health	<p>Housing have representation on Health and Wellbeing partnership</p> <p>Housing works with public health as the locality approach to services is delivered</p>	Housing / Health	Mar-20
Priority 4: Making sure there is a supply of accommodation for people to move into			
Working positively with landlords	Deliver the private rented sector housing strategy	Housing	Mar-20
	Tenants Charter setting out tenants' rights and our expectation and offer to landlords		Mar'20
Reducing the number of empty properties	Review the empty property strategy		Jul-20
Increasing the supply of affordable housing	See housing strategy / HfL Business Plan		
Priority 5: Improving the supply and sustainability of temporary accommodation			
Short term use ('meanwhile' TA)	Maximise use of units on estate regeneration / other meanwhile sites	Housing	Ongoing
Delivering the hostel development programme	Develop modular programme, both in house and through the PLACE scheme	Housing	Mar-20
	Developing Bondway site for use as TA	Housing	Mar-21

Outcomes	Action	Lead(s)	Date
Increase the supply of council TA	Complete additional investment of £15m in Real Lettings programme. Explore Other investment options i.e. joint investment vehicles / long term leasing schemes	Housing	Mar-21 Ongoing
Equalities and monitoring			
Ensure the commitments within the strategy are delivered and that equalities impacts are measured.	The Homelessness Strategy Steering Group will be responsible for tracking delivery of the action plan which includes the monitoring of any equality impacts.	The Homelessness Strategy Steering Group	Ongoing

AUDIT TRAIL				
Consultation				
Name/Position	Lambeth directorate / department or partner	Date Sent	Date Received	Comments in paragraph:
Councillor Paul Gadsby	Cabinet Member for Housing:	29.11.19	02.12.19	
Bayo Dosunmu, Strategic Director	Residents Services	29.11.19	05.12.19	
Andrew Ramsden, Finance	Finance and Investment	21.11.19	29.11.19	
<i>Greg Carson</i> , Legal Services	Legal and Governance	21.11.19	25.11.19	
David Rose, Democratic Services	Legal and Governance	21.11.19	25.11.19	
Candida Thompson, Assistant Director	Housing	21.11.19	29.11.19	
Darren Levy, Director	Housing	21.11.19	29.11.19	
Susannah Beasley-Murray, Assistant Director	Children's Social Care	28.11.19	04.11.19	

REPORT HISTORY	
Original discussion with Cabinet Member	August 2019
Report deadline	04.12.19
Date final report sent	04.12.19
Part II Exempt from Disclosure/confidential accompanying report?	No
Key decision report	Yes
Date first appeared on forward plan	17.09.19
Key decision reasons	Meets community impact test
Background information	Lambeth Homelessness Strategy 16 November 2012 (2018 update) Lambeth Housing Strategy Lambeth Sustainable Growth Strategy
Appendices	Appendix A – Strategy and Action Plan Appendix B - Equalities Impact Assessment