



# Homelessness Strategy

Homelessness Consultation



## Homelessness Consultation

A consultation was carried out in October 2018 as part of the Arun Homelessness Review.

Consultation questions were posed via an online survey and circulated to internal and external partners and stakeholders working in Arun, inviting participation.

Partners included public sector agencies such as Sussex Police, Probation and relevant services within West Sussex County Council and Ford prison. The consultation was also circulated to homelessness organisations, charities and service providers including Stonepillow, Turning Tides (formerly Worthing Churches Homeless Project), Bognor Housing Trust, Sanctuary Housing and Home Group as well as housing associations operating within Arun.

Senior managers, Group Heads and relevant frontline staff within Arun were also invited to participate in the consultation.

### 20.1 Consultation Questions:

1.	<p>The 4 main objectives of Arun's draft Housing &amp; Homelessness Strategy 2018-2021 are:</p> <ul style="list-style-type: none"> <li>• Maximise the supply of affordable homes</li> <li>• Prevent &amp; relieve homelessness</li> <li>• Improve the housing conditions across all tenures</li> <li>• Create sustainable communities to meet the needs of all residents</li> </ul> <p>Are these objectives the most relevant for the current situation in Arun, or do you have other suggested objectives?</p> <p>Yes / No / Don't Know</p>
2.	<p>Housing rents and property prices in Arun can be unaffordable for many people. What actions could we include in our Strategy for the next 3 years to maximise affordable housing for local people?</p>
3.	<p>The Government has set a target to end rough sleeping by 2027. Do you think this is achievable in Arun?</p> <p>Yes / No / Don't know</p>
4.	<p>What contribution could be made by partners or other agencies to help Arun District Council to end rough sleeping in our area?</p>
5.	<p>Private rented housing is vital to meet housing need in Arun. How could we help people on low incomes or on benefits to obtain accommodation in the private rented sector?</p>
6.	<p>How could Arun council persuade private landlords to:</p> <p>...offer longer tenancies?</p> <p>...or to charge rents at Housing Benefit (Local Housing Allowance) levels?</p>



	...or to accept tenants who are on benefits?
7.	Do you think that enough support is offered to help people to keep their accommodation and to avoid homelessness?  Yes / No / Don't know
8.	What extra types of support could be made available to help people avoid becoming homeless?
9.	What could the Council do to keep residential areas in Arun safe & healthy for local people?
10.	Do you have any other comments about the housing or homelessness situation in Arun, or any suggestions about what could be done to improve things?

## 20.2 Consultation Responses:

38 responses were received, from a wide range of partners, stakeholders and colleagues. Respondents provided ideas and specialist opinions. The questionnaire responses were as follows:

Q1	Are these Arun's main objectives...		
	Yes	31	81.58%
	No	7	18.42%
Q2	How to maximise affordable housing.... 33 respondents provided comments.		
	<p>These included the following main categories:</p> <ul style="list-style-type: none"> <li>• 22 replies: more social &amp; affordable housing, including within new housing schemes</li> <li>• 8 replies: rent caps</li> <li>• 5 replies: increase Local Housing Allowance payments</li> <li>• 5 replies: landlord incentives &amp; engagement</li> <li>• 4 replies: ongoing tenancy support, including money advice</li> <li>• 4 replies: increase shared housing / single person housing</li> <li>• 3 replies: use of Discretionary Housing Payments</li> <li>• 3 replies: shared ownership / Help to Buy / self-build</li> </ul> <p><b>Specific ideas included:</b></p> <p><i>'a forum for younger people'</i></p> <p><i>'take over empty properties to renovate and rent out at reasonable rents'</i></p> <p><i>'increase the number of affordable homes when granting planning to developers'</i></p>		
Q3	Can we end rough sleeping...		
	Yes	9	24.32%
	No	17	45.95%
	Don't know	11	29.73%



<p>Q4</p>	<p>Partners' contributions to end rough sleeping...</p> <p>35 respondents provided comments.</p> <p>These included the following main categories:</p> <p>8 replies: increase hostel spaces  7 replies: easy access to support  7 replies: drug &amp; alcohol support  6 replies: multi-agency, County-wide approach, including shared funding bids  5 replies: mental health support  5 replies: money &amp; debt advice  4 replies: Housing First model  4 replies: supported housing provided by charities, with sufficient funding</p> <p><b>Specific ideas included:</b></p> <p><i>'Ask rough sleepers &amp; explore their reasons for homelessness'</i></p> <p><i>'Sharing professional workers eg. Housing options officer advice at a food bank or mental health worker therapy sessions at temporary accommodation'</i></p> <p><i>'More creative ways to house people who have enduring mental health and addiction issues'</i></p>
<p>Q5</p>	<p>Helping those on low incomes into private rent...</p> <p>33 respondents provided comments.</p> <p>These included the following main categories:</p> <p>17 replies: incentives /engagement with landlords to accept Bonds &amp; tenants on benefits  8 replies: rent deposit bonds  6 replies: dedicated roles to liaise with landlords  6 replies: money &amp; debt advice  5 replies: tenancy support  4 replies: affordable private sector rents</p> <p><b>Specific ideas included:</b></p> <p><i>'Take more robust action with rogue landlords'</i></p> <p><i>'Floating support to enable those who are struggling to gain support prior to problems arising'</i></p> <p><i>'Look into low season holiday rentals as short term lets'</i></p>
<p>Q6</p>	<p>Incentivising private landlords...</p> <p>35 respondents provided comments.</p> <p>These included the following main categories:</p>



	<p>8 replies: liaison officer for landlords to resolve problems          7 replies: tenancy sustainment support          6 replies: guaranteed rent scheme (including when property is empty)</p> <p><b>Specific ideas included:</b></p> <p><i>'Landlords will take people on benefits if they have a known person they trust who is overseeing the placement'</i></p> <p><i>'Free EPC, gas safety and electrical checks'</i></p> <p><i>'Tenancy training sessions that landlords recognise'</i></p>									
Q7	<p>Sufficient tenancy support...</p> <table border="1"> <tr> <td>Yes</td> <td>2</td> <td>5.26%</td> </tr> <tr> <td>No</td> <td>28</td> <td>73.68%</td> </tr> <tr> <td>Don't Know</td> <td>8</td> <td>21.05%</td> </tr> </table>	Yes	2	5.26%	No	28	73.68%	Don't Know	8	21.05%
Yes	2	5.26%								
No	28	73.68%								
Don't Know	8	21.05%								
Q8	<p>Types of support...</p> <p>37 respondents provided comments.          These included the following main categories:</p> <p>15 replies: tenancy support          10 replies: money and debt advice          9 replies: proactive, early intervention</p> <p><b>Specific ideas included:</b></p> <p><i>'More sympathetic reaction to those who contact the Housing department'</i></p> <p><i>'Joint home visits with landlords'</i></p> <p><i>'Make drop-in support in places people visit regularly such as GP surgeries'</i></p>									
Q9	<p>Safe &amp; healthy housing...</p> <p>32 respondents provided comments.          These included the following main categories:</p> <p>10 replies: local policing or wardens          7 replies: community events / resident involvement</p> <p><b>Specific ideas included:</b></p> <p><i>'Invite neighbourhoods to get together through organised events'</i></p> <p><i>'Work collaboratively to target cuckooing'</i></p> <p><i>'Regular hubs for people to get advice'</i></p>									
Q10	<p>Any other comments...</p>									



24 respondents provided comments.  
These included the following main categories:

5 replies: partnership working / understand the views of other agencies

4 replies: increased funding

**Specific ideas included:**

*'Create an eyes-wide-open approach'*

*'Have honest conversations about the models of service needed and how these could be funded'*

*'Focus on peripatetic services that go to where people regularly frequent'*

*'Across the south coast Arun are the leaders in being proactive and responsive to homelessness'*