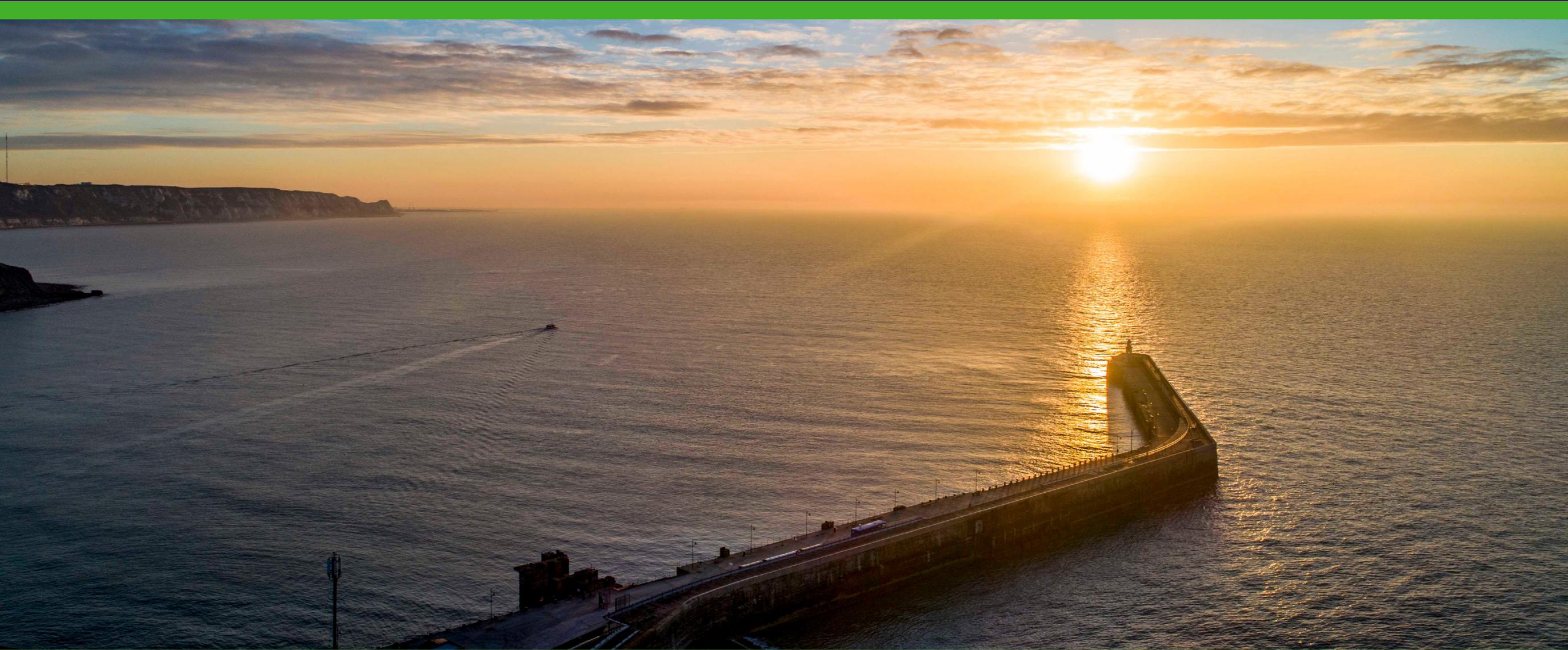


HOMELESSNESS PREVENTION STRATEGY

2021-2025 | Preventing Homelessness



Folkestone & Hythe
District Council

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Homelessness Prevention Strategy 2020-2025

1 Introduction

The Homelessness Act 2002 requires every local authority to carry out a review of homelessness in their district every 5 years and to publish a Homelessness Strategy based on the findings of the review. The legislation emphasises the importance of working strategically with social services and other statutory, voluntary and private sector partners in order to tackle homelessness more effectively. The Homelessness Code of Guidance for Local Authorities 2018 states that the strategy must set out the local authority's plans for the prevention of homelessness, and for securing that sufficient accommodation and support are, or will be, available for people who are homeless or who are at risk of becoming so.

Throughout each person's life there are situations that could combine to lead to homelessness for a variety of reasons. Loss of employment, financial issues, relationship breakdowns, domestic abuse, harassment, bereavement are just some of the reasons people may find themselves with nowhere reasonable and secure to live. Whilst rough sleeping is the most extreme situation, homelessness is more than this. Individuals and families may find themselves staying with friends or family, or "sofa-surfing" with people they barely know, moving from one place to the next night after night with no solution to their housing problem in sight. The impact of homelessness can be far reaching and also affect the local community, impressions of community safety, appearance of town centres, confidence of local businesses and the perception of visitors.

It is important to continue to work closely with partners and agencies, in the statutory and community sectors, but to also involve local people in exploring and developing housing solutions for all those in need of assistance. Evidence suggests that the longer people are homeless the more complex their support needs become and the harder it can be to get their lives back on track. This is why Folkestone & Hythe District Council's key priority is to prevent homelessness occurring wherever possible.

2 Key Facts and Figures

Homelessness

- Homelessness approaches have increased by 25% since the introduction of the Homelessness Reduction Act 2017.

From the 1st Jan 2019 to the 31st Dec 2019:

- 1427 households approached the Council for housing assistance:
 - 498 of these households were prevented from becoming homeless through initial advice or a Personal Housing Plan and,
 - The Council relieved the homelessness of another 263 households.
- 60% of the 1427 approaches were from single person households:
 - Of the 60% of single person households approaching 33% were women, and 48% were aged 35 years or under.
- The number of young people aged 16-18 years approaching the Council for housing assistance increased by 55% on the previous year's figures in 2019.
- There has been a significant decrease in the use of temporary accommodation. Since 2017 the Council has reduced the use of temporary accommodation by 71%.
- Almost 50% of all households approaching the Council for housing assistance have been issued with a Section 21 Notice to leave their private rented sector properties by the landlord; this reflects the same situation in the private rented sector nationally.

Housing

- There are approximately 5300 units of social housing in the Folkestone & Hythe District; with housing associations providing approximately 1900 of this total.
- On average there are 1250 households on the housing list for social housing.
- The average wait for a 2 bedroom social housing property through the housing list is 356 days and the longest wait for this size property is 2 years.
- Since 2014 the Council and partners have created 351 new affordable homes.
- 122 empty homes were brought back into use between 2018/19 and 2019/20.
- The Council is committed to delivering an additional 300 Council homes for rent and shared ownership purchase in the period 2015/16 to 2025/26. As at 31/3/20, the Council has delivered 100 homes with a further 70 homes due to start on site or be acquired during 2020/21.
- The Council has also committed to delivering a further 1000 Council homes for rent and shared ownership purchase in the period 2025 to 2035.

3 Summary of the Homelessness Review Findings

The full Homelessness Review and findings are contained in [Appendix 1](#) of this strategy.

- Homelessness is a growing national issue and the 25% increase in approaches for housing assistance to the Council since 2017 is just under the overall national increase reported to date of 27.5%.
- Private rental prices increased by 1.5% in England in the 12 months to January 2020.

- The April 2020 uplift in the Local Housing Allowance (LHA) Rates has reduced the difference in Folkestone between the Average Mean Private Rent per month and the LHA Rates from 31% to 11%. The biggest difference is between the Average Mean Private Rent per month for 4 to 5 bed properties at £1215.00 and the LHA for this size property at £899.99pcm.
- Welfare Reform and rising rents continue to make all but a small percentage of private rented properties unaffordable for most low income households in the district.
- Almost 50% of households approaching the Council for housing assistance are being evicted from private rented sector properties; and almost half of these evictions are “No Fault Evictions”.
- The extra funding received from the Ministry for Housing, Communities & Local Government (MHCLG) to end rough sleeping has already helped the Council implement services that have, in the first year of funding, reduced the number of individuals identified as sleeping rough in the district. The Council also funds an outreach service for people who are rough sleeping, together with a Prevention Plus service, focused upon providing support to prevent homelessness before it occurs.
- Further funding from the MHCLG has been secured for 2020/2021.

Note: For further statistical information relating to homelessness within the district and the FHDC Housing Options Service see information in the FHDC Homelessness Review 2020.

4 Homelessness Reduction Act

The Homelessness Reduction Act (HRA) 2017 placed new legal duties on councils to ensure that everyone who is homeless or at risk of homelessness has access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance.

- If an applicant is threatened with homelessness, the council must take reasonable steps to help them avoid becoming homeless. This is known as ‘The Prevention Duty’ and once triggered will continue for up to 56 days.
- If an applicant is homeless, the council must take reasonable steps to help all homeless eligible applicants, who have a local connection, to secure accommodation for at least six months. This is known as ‘The Relief Duty’ and once triggered will continue for 56 days.
- This is the first homelessness strategy to be informed by the new ways of working outlined in the Homelessness Reduction Act 2017 and measured by the latest system of collecting Statutory Homelessness statistics (H-CLIC – see [Section 2.11](#) of the FHDC Homelessness Review 2020 in [Appendix 1](#) of this Strategy).
- The Homelessness Code of Guidance 2018, provided by the MHCLG, advises local authorities on how they should exercise their homelessness functions in accordance with the HRA.

Note: For further details about the HRA see [Section 2.7](#) below of the FHDC Homelessness Review.

5 Equality Act

Under the Equality Act 2010, public bodies such as FHDC must have due regard of the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Homelessness, unsuitable and insecure housing, have adverse effects on the overall health and wellbeing of individuals and communities. Housing inequality also impacts on other factors such as income, education, health, wellbeing and life experiences. Folkestone & Hythe District Council has a strong commitment to promoting equality and tackling disadvantage.

6 Covid-19

Since March 2020, the COVID-19 Emergency has placed considerable pressure on local homelessness services provided by the Council and its partners. In line with guidance from the MHCLG, the Council has provided emergency accommodation for people sleeping rough in the district and others made homeless following eviction by their families, friends and employers, due to the pandemic. Going forward we are working to find long-term housing solutions for the people affected, and also planning to ensure the Council is able to effectively respond to any increase in homelessness as the emergency restrictions (including restrictions on evictions) are removed.

Next Steps Accommodation Programme

Earlier this year the Council worked in partnership with Dover District Council to submit a bid under the government’s Next Steps Accommodation

Programme (NSAP). The NSAP is part of the government’s landmark commitment to end rough sleeping for good and is intended to help councils respond to homelessness issues caused by the COVID-19 emergency, and also assist people who are entrenched rough sleepers with the most complex needs. The government has now confirmed that Folkestone & Hythe District Council will receive the additional funding to assist people who are rough sleeping or currently accommodated by the council.

The funding that Folkestone & Hythe District Council has been awarded breaks down as follows:

£520,000 to assist with **the purchase of accommodation to assist rough sleepers with complex support needs**

£53,000 to support delivery of **a Winter Shelter service, to be delivered by the Rainbow Centre – the service is to be delivered through bed and breakfast accommodation due to current COVID-19 guidance**

£25,000 to assist the council with **some of the costs of placing rough sleepers in accommodation during the COVID-19 lockdown**

The following funding has been awarded jointly to Folkestone & Hythe and Dover District Councils’.

£198,000 to provide **high level support to people accommodated**

The Council is working closely with Dover District Council and with local partners to progress these initiatives.

7 Our Strategic Priorities

Priority 1 – End Rough Sleeping

- Further develop Outreach Services and the support work begun by the Rough Sleeping Initiative (RSI) funding first provided by the MHCLG in 2019.
- Continue to develop an early intervention support service for those with no accommodation to go to, such as care leavers, people leaving prison and hospitals to reduce the number of new rough sleepers.
- Continue to work with partners and local agencies to develop a holistic approach to supporting rough sleepers in relation to mental health, social care and substance misuse.
- Work with partners and agencies to increase the range of housing solutions & support available to rough sleepers, including development of a Housing First Project.

Priority 2 – Early Intervention, Prevention and Support

- To work closely with partners & agencies to improve identification of households at a very early stage, who are experiencing issues that could lead to homelessness, to ensure prevention work is targeted.
- Focus on tenancy sustainment, wherever possible, ensuring advice and information about homelessness & housing issues, welfare reform, local and national support services are up-to-date, relevant and accessible.
- Continue to seek and maximise new funding opportunities for prevention initiatives, including supporting funding submissions by local agencies.
- In partnership with local agencies, homeless people and those at risk of homelessness, explore the feasibility of developing a social enterprise to increase training and re-skilling opportunities, and employment prospects for homeless/threatened with homelessness people.

Priority 3 – Maximise Access to Affordable & Suitable Accommodation

- Continue to develop and grow Folkestone & Hythe's Property Solutions Service, engaging with, and supporting private rented sector landlords.
- Actively seek innovative opportunities to maximise homes in the district with a range of accommodation options to meet the diverse needs of our residents, such as supporting Community-led Housing projects.
- Increase the supply of social or other affordable housing, including building more council owned properties, informed by research and evidence on the affordability of housing for our residents.

8 Action Plan

Priority 1 – End Rough Sleeping Action Plan

What will we be doing	How will we do it	How we will measure success
<p>Further develop Outreach Services and the support work begun by the Rough Sleeping Initiative (RSI) funding first provided by the MHCLG in 2019.</p>	<ul style="list-style-type: none"> ● Use the second instalment of RSI funding for 2020/21 (awarded jointly to FHDC & DDC) to continue and enhance the rough sleeper services currently being delivered by agencies via a contract. ● Continue to submit funding applications to MHCLG and other relevant funders as appropriate to enhance services. ● Continue facilitating multi-agency meetings to encourage joint working, help services identify the most vulnerable, and prevent doubling up of assistance. ● Deliver the Council’s homelessness recovery plan as part of our response to the COVID-19 Emergency. This will be delivered in line with guidance from the MHCLG utilising Next Steps Accommodation Programme (NSAP) funding. 	<ul style="list-style-type: none"> ● Continuous reduction in numbers of individuals sleeping rough. ● Reduction in number of people becoming entrenched rough sleepers (e.g. they have been seen sleeping rough for 31 nights or more in a 3 month period). ● Evidence of timely and proactive adaption of rough sleeper services to meet changing needs. ● Rough sleepers placed in temporary accommodation during COVID-19 are supported into long-term, safe accommodation. <p>Responsibility: FHDC & voluntary sector partners</p>
<p>Develop early an intervention support service for those with no accommodation to go to, such as care leavers, people leaving prison and hospitals to reduce the number of new rough sleepers.</p>	<ul style="list-style-type: none"> ● Retain the direct lines of communication with local Prisons Discharge Teams, Probation Services, 18+ Care Teams and Hospital Discharge Teams. ● Complete a feasibility study to assess the need for dedicated FHDC Hospital, Prison and Care Homeless Discharge Navigator. 	<ul style="list-style-type: none"> ● Reduction in the number of people being discharged from care, health and detention services with “no fixed abode” (NFA) to go to. ● A drop in the number of individuals identified as new to rough sleeping. <p>Responsibility: FHDC & other statutory partners</p>
<p>Continue to work with partners and local agencies to develop a holistic approach to supporting rough sleepers in relation to mental health, social services care and substance misuse.</p>	<ul style="list-style-type: none"> ● Share good practice through the FHDC Homelessness Forum, the FHDC Rough Sleeper Forum, Kent Housing Options Group (KHOG) and Kent wide partnerships. ● Resume and adapt the Multi-Agency Rough Sleeper Service (MARSS) to identify individuals needing one-to-one support from treatment and support services, in the form of a bespoke wrap-around provision. ● Continue to implement case conference arrangements to provide individual homeless solutions for the most vulnerable. 	<ul style="list-style-type: none"> ● FHDC Homelessness Forum to meet quarterly and to include representation from all key partners, with minutes taken to track actions and progress. ● FHDC Rough Sleeper Forum to meet regularly and to include representation from rough sleeper outreach and support services, with minutes taken to track actions and progress ● Listen to Rough sleepers’ feedback about whether services are being more flexible, making access easier. Whether adjustments are made to allow for the difficulties of keeping appointments when sleeping rough.

Priority 1 – End Rough Sleeping Action Plan Continued...

What will we be doing	How will we do it	How we will measure success
Continued...	<ul style="list-style-type: none"> To consider the impact of drug and alcohol misuse in relation to homelessness. Continue to fund the dedicated Mental Health Outreach Worker post through the RSI. 	<ul style="list-style-type: none"> Improved access and sustained engagement with treatment services, particularly mental health services, by rough sleepers. <p>Responsibility: FHDC & statutory and voluntary partners</p>
Work with partners and agencies to increase the range of housing solutions and support available to rough sleepers, including development of a Housing First Project.	<ul style="list-style-type: none"> Continue to support the Folkestone Churches Winter Shelter. Assist the partnership to review the service delivered. Develop the first units in the district of Housing First (see page 9 for details) accommodation in partnership with local agencies. 	<ul style="list-style-type: none"> Complete the set-up of at least 2 units of Housing First accommodation by 2025. <p>Responsibility: FHDC & statutory and voluntary partners</p>

People sleeping rough remain one of the most vulnerable groups in society. The number of people recorded as sleeping rough during the last annual Folkestone & Hythe District Rough Sleeper Count in November 2019 was 10, which was a 55% reduction from the number identified the previous year. Whilst the number of people rough sleeping can vary considerably throughout the year, with some rough sleeper's also spending time sofa-surfing, this result is encouraging and demonstrates that the additional rough sleeper services provided through the MHCLG Funding are having a positive effect. The Council will ensure that these services are developed and adapted to keep it relevant to the changing numbers of rough sleepers and their ongoing need for support once housed.

The 'Housing First' Approach

Housing First is a housing and support approach which:

- Gives people who have experienced homelessness, chronic health and social care needs a stable home to rebuild their lives.
- Provides intensive, person-centred, holistic support that is open-ended.
- Places no conditions on individuals; although, they should have a desire to have a tenancy for the approach to be successful.

The Housing First approach was first developed in America in 1992 and has since been widely adopted across the USA, Canada, Denmark, Finland and France, with widespread success. Homeless Link have reported that since 2010 a growing number of local areas in England have established Housing

First services to meet an identified need. Whilst the outcomes from established Housing First projects are very positive, it can be challenging to set up this kind of project in the current housing market. Additionally, the support provided to individuals must be intensive for the project to be successful. This support needs substantial funding and is more costly up front but more positive and economical for all involved in the long-run; less health issues for the individual, less ambulance call outs, less visits to the doctor, less police involvement, less substance misuse in town centres, less crime (shoplifting for example), and a significant reduction in the cost of repeatedly housing individuals only for them to be evicted again in the future (for rent arrears and/or anti-social behaviour for example). FHDC is committed to continuing to work with local partners to explore ways a Housing First project can be set up and funded within the district.

Priority 2 – Early Intervention, Prevention & Support Action Plan

What will we be doing	How will we do it	How we will measure success
<p>To work closely with partners and agencies to improve identification of households at a very early stage, who are experiencing issues that could lead to homelessness, to ensure prevention work is targeted.</p>	<ul style="list-style-type: none"> ● Closely work with local partners and services to prevent homelessness amongst vulnerable households. ● Explore ways of gathering multi-agency intelligence, internal and external, to identify households who are at risk of becoming homeless in the future. ● Utilise the Kent & Medway Information Sharing Agreement, which is in line with the General Data Protection Regulation and the Data Protection Act to identify vulnerable households for the Housing Options Team to offer early intervention too. 	<ul style="list-style-type: none"> ● Increased early identification of vulnerable households and a reduction in the homelessness approaches to the Council. ● Increased number of successful homelessness preventions completed, including assisting households to remain in their current accommodation if it is suitable and affordable or, if not, to move to appropriate accommodation before an eviction takes place. <p>Responsibility: FHDC & statutory and voluntary partners</p>
<p>Focus on tenancy sustainment, wherever possible, ensuring advice and information about homelessness and housing issues, welfare reform, local and national support services are up-to-date, relevant and accessible</p>	<ul style="list-style-type: none"> ● Ensure all housing and homelessness related information contained in factsheets, handouts and the Council’s website, which assist people to resolve their own housing issues, are up-to-date at all times and are accessible for households. Work to increase community awareness of homelessness issues. ● Using evidence and good practice guidance to develop Personal Housing Plans (PHP) that are person centred, suit each household’s capabilities and needs, reflect FHDC’s Housing Options service provision and local support service delivery, to ensure they are meaningful and helpful to the districts households. ● Continue to provide specific tailored support to all homeless or threatened with homelessness households, especially those fleeing domestic abuse or harassment, or experiencing physical and/or mental health issues. 	<ul style="list-style-type: none"> ● Monitor the amount of visits to the homelessness advice webpages of the Council’s website, and the number of times Housing Factsheets are downloaded. ● Monitor the number of hardcopies of Housing Factsheets & advice leaflets are collected from the Civic Centre and other community agencies, such as the libraries (incl. mobile library). ● That the PHP template has evolved from the standard template to a local template that reflects the district’s housing issues, and the housing options and homelessness service provision in the area. <p>Responsibility: FHDC & statutory and voluntary partners</p>

Priority 2 – Early Intervention, Prevention & Support Action Plan Continued...

What will we be doing	How will we do it	How we will measure success
Continue to seek and maximise new funding opportunities for prevention initiatives, including supporting funding submissions by local agencies.	<ul style="list-style-type: none"> Identify funding options in addition to government provision, and strengthen applications by making joint application with partners to promote combined multi-agency working. 	<ul style="list-style-type: none"> Increased funding received and development of more multi-agency service provision for homeless and threatened with homelessness households. <p>Responsibility: FHDC & statutory and voluntary partners</p>
In partnership with local agencies, homeless people and those at risk of homelessness, explore the feasibility of developing a social enterprise to increase training and re-skilling opportunities, and employment prospects for homeless/threatened with homelessness people.	<ul style="list-style-type: none"> Set up a working group made up of the Council, local businesses, education establishments and homelessness support services to look into the creation of a social enterprise business that can provide training and employment opportunities to services users of homelessness agencies 	<ul style="list-style-type: none"> Successful creation of a social enterprise scheme that focuses on up-skilling/re-skilling of homeless or threatened with homelessness households, which can evidence that the experience gained leads to improved long-term employment prospects. <p>Responsibility: FHDC & statutory and voluntary partners</p>

Given the challenges around increasing homelessness it is critical that homeless prevention continues to be at the centre of everything the Council does. A person-centred housing and support solution approach will be adopted, to ensure effective advice and information is available at every stage to maximise the positive outcomes for those who are, or may face, homelessness. In 2019 the Council prevented 35% of all households that approached for assistance that year from becoming homeless. Prevention is the best way to tackle homelessness; stopping it happening in the first place is both cost effective and the best outcome for the people affected. Moving forward the Council will also focus on, and address the needs of, people falling into homelessness when they are discharged from the care system, hospitals and prisons.

Social Enterprise Scheme

Social enterprise schemes are defined as businesses with social objectives, whose profits are reinvested into the business or the community, to create positive social change. There are many social enterprise projects in communities and high streets around the UK, from coffee shops, restaurants, catering companies, to pubs and cinemas, which involve people who are, or have been, homeless, ex-offenders or have issues with alcohol and/or substance misuse. The Folkestone and Hythe District has some very creative and successful business entrepreneurs, great further education establishments, as well as committed and experienced homeless support agencies. The Council plans to bring people from these different fields together, with some people who are, or have, experienced homelessness, to explore the potential for creating a social enterprise project in the area. The project would be for the benefit of those with housing issues that have been unemployed for long periods of time and need opportunities to build up confidence and gain further skills to broaden their employment prospects and stabilise their lives in order to maintain their accommodation.

Priority 3 – Priority 3. Maximise Access to Affordable & Suitable Accommodation Action Plan

What will we be doing	How will we do it	How we will measure success
<p>Continue to develop and grow Folkestone and Hythe’s Property Solutions Service (PPS), engaging with and supporting private rented sector landlords.</p>	<ul style="list-style-type: none"> ● Continue to have one main point of contact for Private Rented Sector landlords and a yearly landlord event due to the positive impact this has had on the Council’s relationship with the PRS. ● Ensure the PPS Service is up to date on landlord and tenant law at all times. ● Develop webpage/s on the Council’s website to provide landlords with useful information, legislation updates, and signposting for tenants. ● Set up a Tenancy Sustainment Course for households housed through the PPS Scheme; to ensure they can maintain their tenancy and give landlords more confidence. 	<ul style="list-style-type: none"> ● Number of landlords that join the scheme continue to increase. ● Monitor the number of tenancies secured through the PPS Scheme that are renewed, or continue, when the first tenancy issued to a household comes to an end. ● Development of webpage/s useful to local landlords. Monitor the number of landlords that register to receive updates. ● Successfully set-up an in-house Tenancy Sustainment Course. <p>Responsibility: FHDC</p>
<p>Actively seek innovative opportunities to maximise homes in the district with a range of accommodation options to meet the diverse needs of our residents, such as supporting Community-Led Housing (CLH) projects.</p>	<ul style="list-style-type: none"> ● Continue to bring empty homes back into use. The Council is committed to bringing at least 70 long-term empty homes back into use each year from 2018 to 2023. ● Launch the CLH Grant Scheme, complete procedures for the scheme, promote the scheme and develop webpages on the Council’s website. ● Support any CLH groups within the district to progress their project. ● To explore further long-term housing solutions with Kent County Council’s Adolescent Team for young people at risk of homelessness. 	<ul style="list-style-type: none"> ● Continue to meet the Empty Homes targets set in the Healthier Housing Strategy ● Successful promotion of the Council’s CLH Grant Scheme and Support Programme. ● That there is at least one CLH project progressing to site and/or building stage. ● The development of more long-term housing options for young people. <p>Responsibility: FHDC & housing association partners</p>
<p>Increase the supply of social or other affordable housing, including building more council owned properties, informed by research and evidence on the affordability of housing for our residents.</p>	<ul style="list-style-type: none"> ● The Council is committed to continuing to build affordable homes. In addition to the targets set out in the Healthier Housing Strategy the Council has committed to delivering a further 1000 Council homes for rent and shared ownership between 2025 - 2035. 	<ul style="list-style-type: none"> ● Monitor the number of new affordable homes created against set targets. <p>Responsibility: FHDC & housing association partners</p>

Priority 3 – Priority 3. Maximise Access to Affordable & Suitable Accommodation Action Plan Continued...

Between 2014 and 2019 the Council and its partners created 351 new affordable homes within the district and 332 empty homes were brought back into use. The private rented sector has continued to grow, and it is more important than ever that low income households, and those experiencing housing issues, are able to access affordable accommodation. The Property Solutions Service was launched in 2018 and is growing steadily, the second year saw a 35% increase in properties obtained through the scheme on the previous year. The Council continues to respond to the current pressures in the housing market by working with housing providers to enable the provision of new affordable accommodation for those that are unable to access market housing.

Community-Led Housing

Community-Led housing (CLH) is a growing movement where local people can take action to address their own and the local communities housing need. It allows communities to have more of a say over what they want to build and where they want to build it, and it then continues to be controlled and in some cases owned by a community-led organisation or enterprise. FHDC received a grant from the MHCLG intended to provide seed funding to local CLH and cohousing projects whose aim is to deliver a community housing scheme. The grant makes funding available for groups in the first stages of coming together to enable them to pay for training, research, visits to other successful projects, and costs related to becoming a formalised group. Slightly larger amounts of funding are also available for groups that are ready to progress to the next stage when they have identified a possible site for their project. This is to help with the cost of developing a business case, feasibility and design work, paying for professional input, planning applications and project management in the lead up to applications for capital funding.

Community led housing offers something for everyone:

- Properties must be affordable for low income households
- Projects can be aimed at specific groups of people; for example they can be for older people living in the private rented sector struggling with rent costs in retirement or people with support needs, or a more mixed community.

- Properties can be new built homes or purchase and refurbishment of an existing building.
- Because the project is led by the community, for the community, the end result is often a very well established community environment.
- This type of housing often deals with issues of isolation, anti-social behaviour, unemployment and inactivity.
- The properties created tend to use space imaginatively and are often environmentally friendly.

There are many inspired community-led housing projects around the country. These projects do take time and commitment, however, the Council is committed to supporting any community group who would like to develop this type of housing.

9 How the Council's Housing Options & Homelessness Services are Funded

The statutory housing and homelessness services that the Housing Options Team deliver are mainly funded through the allocation of the Flexible Homelessness Support Grant (FHSG) and Homelessness Reduction Grant (HRG) provided by the MHCLG to each local housing authority. The service also receives funding through the Council's General Fund. In addition to this funding FHDC's has submitted successful joint bids with Dover District Council to the MHCLG's Rough Sleeper Initiative Fund for the last two years, and invested this funding directly into services to help individuals currently rough sleeping and to prevent others from becoming homeless and sleeping rough on the streets.

10 Governance and Delivery of the Strategy

The objectives in this Strategy will be delivered through our action plan, which identifies the main task needed to tackle and prevent homelessness over the next five years. The actions will be delivered by the Council and our multi-agency partners. We will closely monitor our performance and the outcomes of this key Strategy will be reported on an ongoing basis to members and our partner agencies.

The Council is also required to report ongoing performance to the MHCLG. Going forward the MHCLG has indicated it intends to link future grant funding to a new Assurance Framework to ensure that all grant funded initiatives are fully outcome focused.

FOLKESTONE & HYTHE DISTRICT COUNCIL HOMELESSNESS REVIEW

2019



Folkestone & Hythe
District Council

Folkestone & Hythe District Council Homelessness Review 2019

1 Introduction

1.1 Purpose of Review

The purpose of this review is to set out relevant national and local information relating to homelessness and service provision within the district. It is also to provide an overview of the current circumstances, identify any service gaps and the priorities for the Folkestone & Hythe District Council (FHDC) Homelessness Prevention Strategy 2020-2025.

1.2 Homelessness

Homelessness as a term refers to a range of different people and experiences. In law, it means that a person or household does not have accommodation that is:

- Available for them to occupy
- That they have a legal right to occupy, and
- That it is reasonable for them to continue to occupy.

This includes families, people who sleep rough, people living in hostels, shelters, domestic abuse refuges, and hidden homeless households who rely on friends or family for accommodation in unreasonable circumstances. Local housing authorities are legally obliged under the Housing Act 1996 to house many homeless people/households as a result of their needs, for example those who are pregnant or already have children in their household, and those who are vulnerable as a result of their health (Section 2.5 & 4.3).

2 Legal Context

2.1 Requirement for Review and Strategy

Section 1 of the Homelessness Act 2002 requires local housing authorities to formulate and publish a Homelessness Strategy based on a review of homelessness and related provision in their district. The Ministry for Housing, Communities & Local Government (MHCLG) has also said that all local housing authorities must develop new homelessness strategies to take into account the changes introduced by the Homelessness Reduction Act 2017 (Section 2.7).

This review has sought to set out the national context in relation to homelessness, the current circumstances within the Folkestone & Hythe District and assess the challenges ahead. The findings of the review will help us to identify the key priorities going forward to enable FHDC to develop a relevant and robust Homelessness Prevention Strategy, which will be a fundamental part of the FHDC Healthier Housing Strategy.

2.2 Homelessness Legislation

The services that local housing authorities have a duty to provide, to help people who are threatened with homelessness, or already homeless, are set out in Part 7 of the Housing Act 1996 as amended by the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England) Order 2002.

Additionally, the Homelessness Reduction Act (HRA) 2017 (Section 2.7), which came into effect on the 3rd April 2018, introduced further duties that fundamentally changed the way in which local housing authorities respond to homelessness in their area; it is the biggest change in homelessness legislation since 1977. The report, 'Implementing the Homelessness Reduction Act', published by Homeless Link in 2018, states that it not only imposes a duty to prevent and relieve homelessness, it also provides opportunities for culture and systems change.

The following definitions of Homelessness are used by Local Housing Authorities under the above legislation:

2.3 Statutory Homelessness

Statutory homelessness refers to those people who have made a homeless application to their local housing authority (Council) and have met the necessary criteria set out in legislation to be accepted as eligible (Section 2.10) for assistance (according to immigration status), and homeless or threatened with homelessness.

2.4 Homeless or Threatened with Homelessness

When assessing whether a household is homeless or threatened with homelessness a Council must look at their particular circumstances and the prevailing housing conditions within the district.

The following describe situations in which a household might not be deemed as homeless or threatened with homelessness:

- Being overcrowding by one bedroom is unlikely to be deemed as unsuitable housing and/or threatened with homelessness. Overcrowding is only an issue if it is severe and causing a Category 1 Hazard. If a hazard is a serious and immediate risk to a person's health and safety, it is a Category 1 hazard. If a hazard is less serious or less urgent, it is considered a Category 2 hazard. For example, if an officer assessed the hazard as being of Excess Cold and it scored over 1000 it would be a category 1 hazard and the council must take action to remove or reduce the hazard.
- Disrepair would not necessarily be deemed as unsuitable housing and threatened with homelessness. The nature of the disrepair would need to be assessed and involve the Council's Private Sector Housing Team working with the landlord.
- If a household has an invalid Section 21 from a landlord they will be deemed as not threatened with homelessness, and be provided with advice and information.
- A young person not wanting to live at home because they do not wish to abide by realistic and practical rules set by parents/relatives, providing reasonable accommodation, would be assessed as not homeless and able to return home.
- If a household has an available property that is reasonable and available (or could be reasonably expected to be available) to occupy anywhere in the world.

A person finding it difficult to live in their home because of their health and mobility would be assessed for adaptations to their property in the first instance (even in private rented with the landlords permission) and not always be deemed as living in unsuitable accommodation.

2.5 Priority Need Households

The following fall into the groups of households that a Council must provide temporary accommodation to if it has reason to believe they are homeless, S189, Housing Act 1996 :

- Has dependent children living with them
- Is a pregnant woman or a person, with whom she resides or might reasonably be expected to reside,
- Is homeless or threatened with homelessness as a result of an emergency such as fire, flood or other disaster,
- 16 or 17 year old who are not already under the care of Social Services. For the purpose of this review Social Services for Children & Families will be referred to throughout the document as 'Social Services'. These Services are provided by KCC and assist families with children and teenagers up to the age of 16.
- Those under the age of 21 who were in care between the ages of 16 and 18, but who have left care and are not relevant children
- and households who meet the criteria to be classed as vulnerable (for example because of old age, physical and learning disabilities, mental health problems, fleeing domestic abuse or violence, time spent in care, prison or the armed forces – depending on all of their circumstances).

2.6 Non Priority Need Households

These are generally households who are not assessed as being in priority need. People who fall into this group will be offered housing advice and support, however, Councils do not have a duty to provide these households with temporary accommodation.

2.7 The Homelessness Reduction Act (HRA) 2017

The act ensures households can access support from local housing authorities earlier and for longer than they previously could. The aim of the act is to prevent homelessness, or if not, to resolve the housing issues another way before the Council has to decide whether main housing duty (Section 2.9) is owed. The act will have a significant influence on the priorities agreed within the new strategy. It introduced the following additional duties for local housing authorities:

Advisory Duty

Under the HRA, everyone in a local housing authority's district should be able to access free initial advice and information, regardless of whether they are homeless, threatened with homelessness, eligible, in priority need or intentionally homeless.

The advice and information should at least cover the following:

- Preventing homelessness or securing accommodation
- The rights of people who are homeless or threatened with homelessness
- The duties of the authority
- Any help that is available from the authority/ agencies, and how to access that help.

Services providing advice and information must be designed to meet the needs of particular groups, for example care leavers, people “suffering with a mental illness or impairment” and groups identified as being at particular risk of homelessness.

Personal Housing Plans (PHP’s)

The HRA states that local housing authorities will conduct an assessment with all eligible applicants who are homeless or threatened with homelessness and develop a personalised housing plan (PHP) with them. The assessment should include the circumstances that caused them to become homeless or threatened with homelessness, what housing they need, and whether they need support.

The assessment of an applicant’s support needs should be holistic and comprehensive. Some applicants can be reluctant to disclose their needs, and Housing Options Officers should have sufficient skills and training to conduct assessments. The PHP must set out the steps the individual and the local housing authority should take to enable the individual to remain in or find accommodation.

The Prevention Duty

This duty means that every eligible (Section 2.10) household threatened with homelessness within the next 56 days, that approaches a Council, must be assessed and offered support and a PHP (regardless of whether they have a local connection, are in priority need or are intentionally homeless). If a household has been served with a valid section 21 notice they are automatically owed the prevention duty.

The Relief Duty

This duty states that where a Council is unable to prevent homelessness, or an eligible household (Section 2.10) is already homeless when they contact the Council a Relief Duty will be owed for 56 days. The Relief Duty is activated as soon as a household becomes homeless. At this stage a household without a local connection can be referred to a Council where a connection exists. The Council may also need to offer temporary accommodation at this stage.

During the Relief Duty the Council will also investigate how the household became homeless and if it was the result of a deliberate act (Section 2.8). If the investigation does not end the duty to assist, and homelessness is not relieved within the 56 days, the Relief Duty can be extended. If the Council is still unable to relieve homelessness then an assessment is made under the Housing Act 1996 to decide whether the full homelessness duty is owed (Section 2.9).

Duty to Refer

From 1st October 2018 the HRA required certain public bodies to refer people who they think may be homeless, or at risk of homelessness, to the local housing authority. The agencies subject to the new duty are:

Youth Offender Teams	Prisons	Hospitals
Youth Offender Institutions	Probation Services	Statutory Medical Departments
Secure Training Centres	Job Centre Plus	Urgent Treatment Centres
Secure Colleges	Social Services Teams	Secretary of State for Defence

2.8 Intentional Homelessness

If a household knowingly undertakes an act that is likely to result in homelessness then following a full investigation of the circumstances under the Housing Act 1996 an intentionally homelessness decision can be made; ending the duty to provide housing assistance. This decision can be made at any time during the Prevention or Relief Duties although the household will continue to be owed these duties and in most instances will benefit from a period of temporary accommodation for 56 days, while seeking to make alternative rehousing arrangements.

If a household deemed to be intentionally homeless has not secured alternative suitable accommodation when the 56 days of the Relief Duty has ended then any temporary accommodation provided by the Council can be withdrawn and the household referred to other statutory agencies for assistance.

2.9 Main Housing Duty

The HRA puts the household experiencing homelessness at the centre of homelessness services by encouraging them to seek a solution to their situation. The act lengthens the time Councils work with households, with the emphasis on preventing homelessness, but if that is not possible to relieve homelessness.

These changes mean that very few households who are unintentionally homeless, eligible and in priority need will reach the end of the 56 days of both the Prevention and Relief Duties still homeless or threatened with homelessness. This is why local housing authorities have seen a dramatic drop in the number of statutory decisions to accept a Main Housing Duty to households, together with an increase in the number of homeless resolutions.

2.10 Eligibility

From April 2018, local housing authorities must make sure that free advice and information to prevent homelessness or help the homeless find accommodation is available to anyone in their area. This is for everyone, regardless of immigration status or right to reside. However, to access further assistance under the Prevention or Relief Duty, including temporary accommodation, a household must be eligible.

The law defines who is and is not eligible, in terms of immigration status and habitual residence. The law is different for people from within the European Economic Area (EEA) and the UK than those from elsewhere. More up-to-date information about eligibility for housing assistance can be accessed on the Chartered Institute of Housing's "Housing Rights" website.

2.11 Homelessness Case Level Information Classification (H-CLIC)

The H-CLIC is the new statutory homelessness case level data collection report that must be submitted to the MHCLG quarterly and monitors the effectiveness of the implementation of the Homeless Reduction Act 2017. It replaced the previous quarterly report returned by all local authorities, the P1E. The H-CLIC report relies on accurate data entry into the specialised IT programme by the Housing Option Teams to be generated. It is an encrypted report so it cannot be reproduced as a readable document at local authority level.

3 National Context

3.1 Homelessness Nationally

Many factors nationally, such as changes in the housing market, the employment landscape and welfare reform have increased pressures on households in relation to their housing. Since the HRA was implemented in 2018 local housing authorities nationally have seen an increase in households approaching in need of housing assistance, as the diagram A shows.

The increase in housing assistance approaches nationally of 27.5% is in line with the increases in approaches in the Folkestone & Hythe District (Section 6.1). The HRA formalised the requirement on Councils to prevent homelessness wherever possible but many Councils, including FHDC, were engaging in homelessness prevention work prior to the implantation of the act.

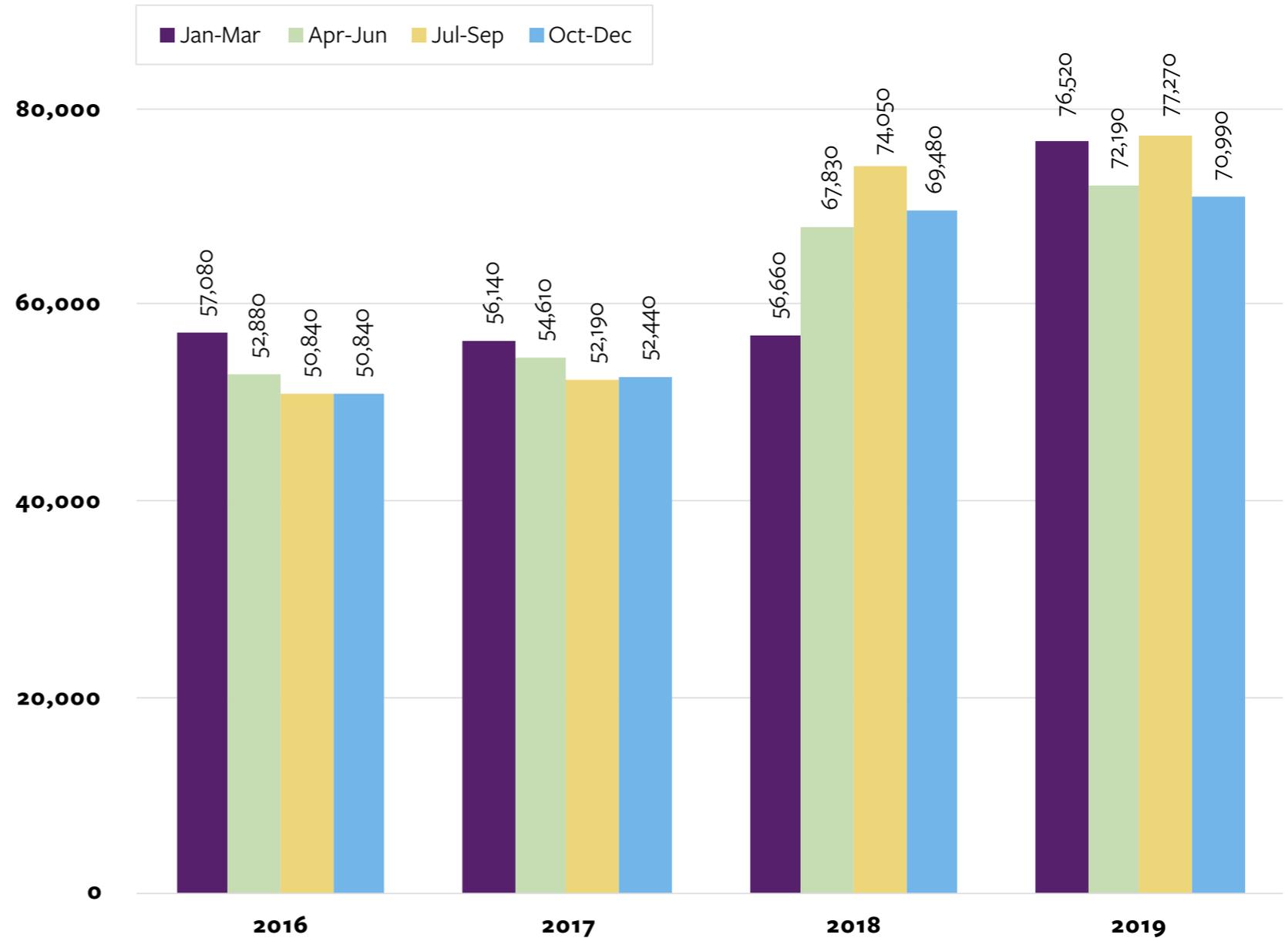


Diagram A

Figures from the MHCLG showing the number of households approaching English LA's for homelessness assistance from 1st Jan 2016 to 31st Dec 2019.

Diagram B

Make-up of Households Approaching English Local Authorities for Housing Assistance in 2019. Figures sourced from the MHCLG

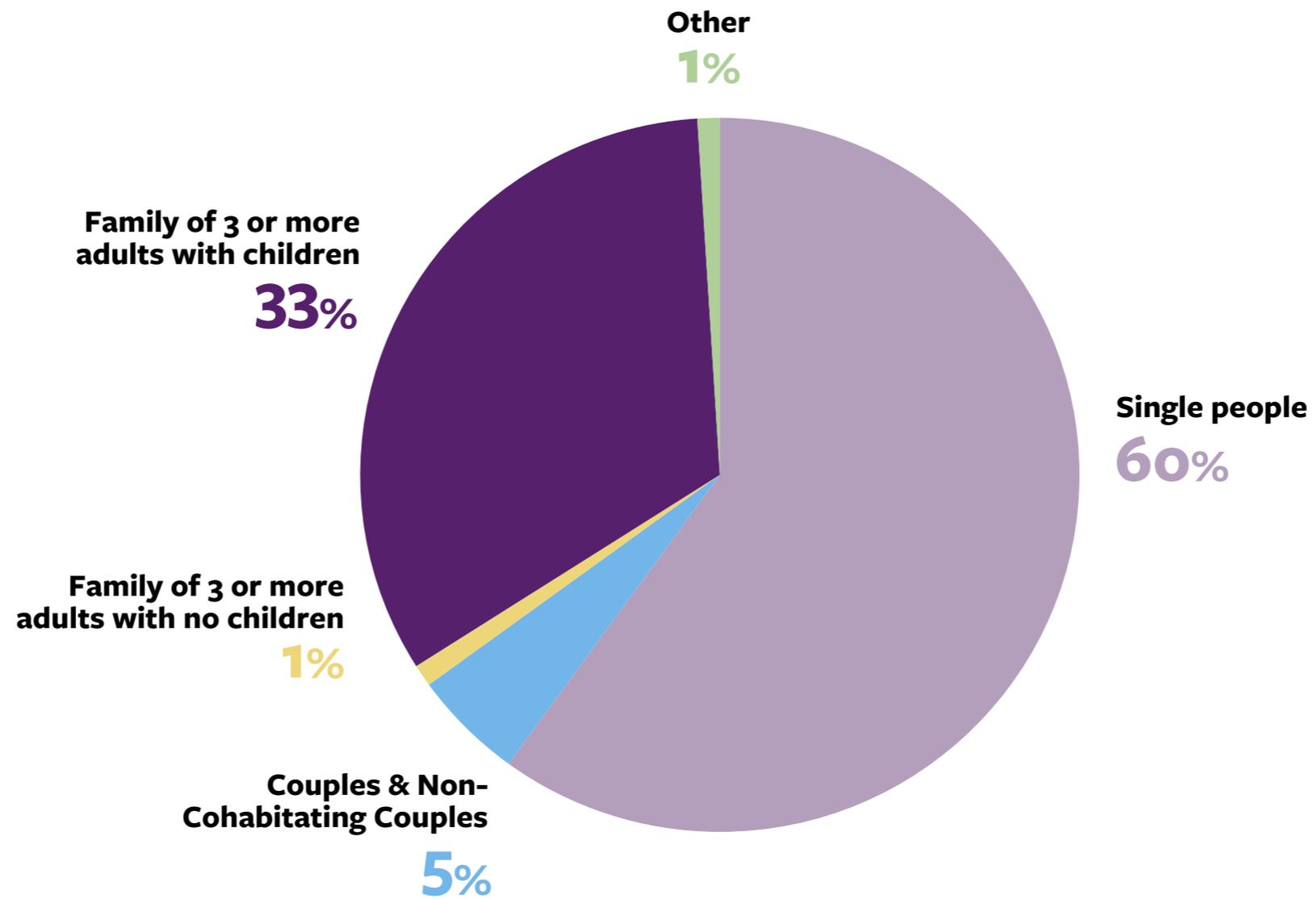
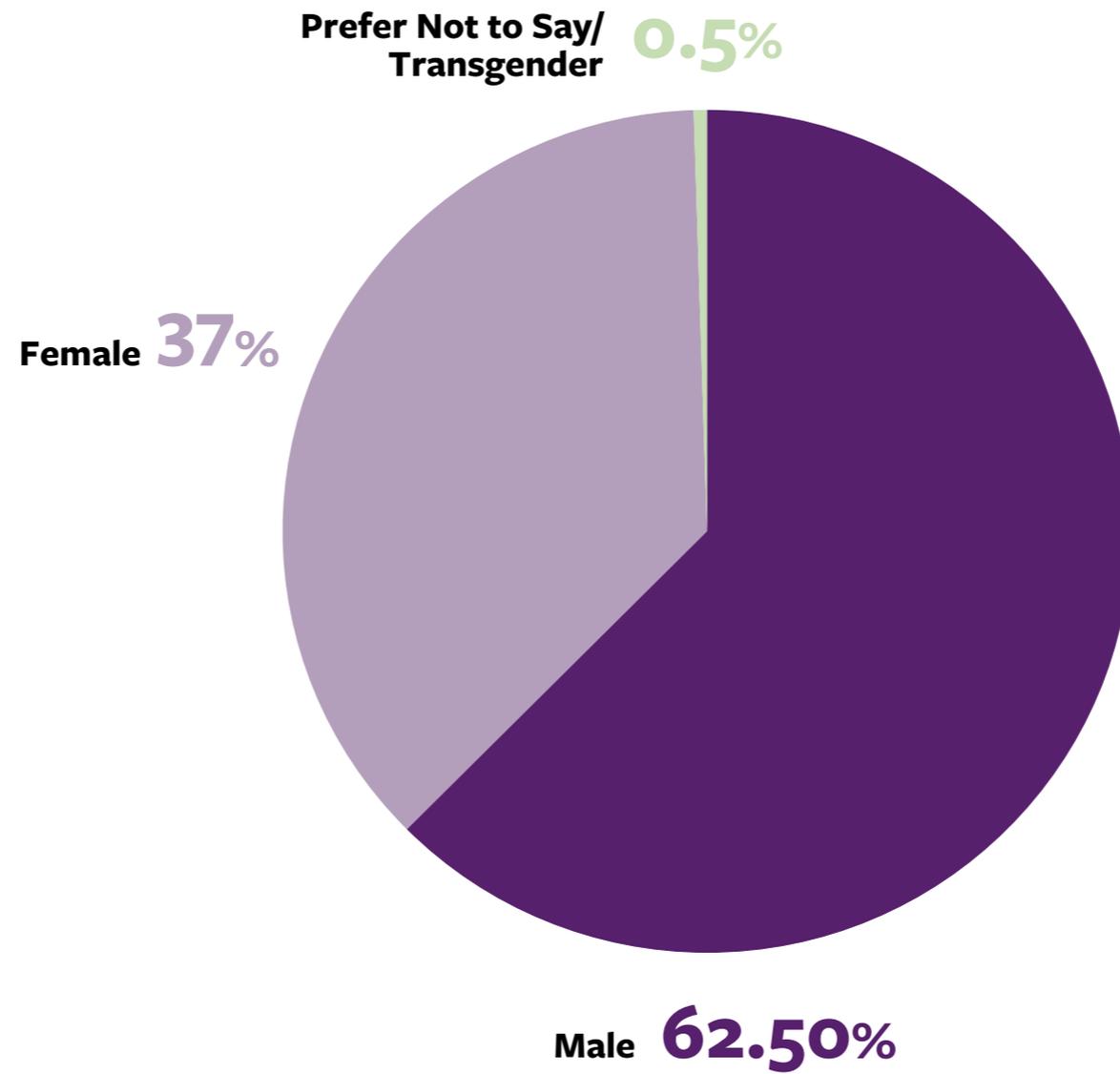


Diagram C

Gender Ratio of the Single Person Households Approaching English Local Authorities for Housing Assistance in 2019. Figures sourced from the MHCLG



3.2 The National Housing Market

In 2018, the Office for National Statistics estimated that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in England and Wales. The Office of National Statistics (ONS) reported that Copeland, in the North West of England, remained the most affordable local housing authority in England and Wales in 2018; with average house prices being 2.5 times average workplace-based annual earnings. Kensington and Chelsea remained the least affordable local housing authority in 2018, with average house prices being 44.5 times workplace-based average annual earnings. Seventy-seven local housing authorities became less affordable between 2013 and 2018 (most were in London, the South East and East of England); with no local housing authorities in which affordability improved.

Affordable Rents, are rents of up to 80 per cent of market rent which registered providers can charge for certain residential properties. The affordable rent for a typical two-bed property works out 30% higher than social rents. On average this is £1,400 per year and Affordable Rents are more expensive throughout England, but the Joseph Rowntree Foundation reports that the difference is noticeably bigger in Southern Regions of England. The ONS confirmed that private rental prices increased by 1.5% in England in the 12 months to January 2020.

Welfare reform has further impacted low-income households and while unemployment is down employment is often part-time and/or zero hour contracts. This type of employment can continue to leave households limited to private sector rented accommodation, or in some cases, social housing property through their Councils Housing List (HL).

Individuals and households experiencing housing issues frequently have complex health and mental health needs. A report published in 2017 by the charity Mind, Brick by Brick - A Review Of Mental Health And Housing, stated that the amount of income some households are having to spend on housing can be linked to causing or worsening these health issues (Section 4.3); this can be compounded by poor housing conditions in properties that are at the cheaper end of the private rental market.

3.3 Welfare Reform

Through the Welfare Reform Act 2012 and the Welfare Reform and Work Act 2016 the Government has introduced a number of changes, which include:

- The introduction of Universal Credit.
- The Benefit Cap - limiting the amount of benefit that many working age households can claim. Within the FHDC district the limits are £20,000 per year for families, couples and lone parents, and £13,400 for single claimants.
- The Two Child Limit - applied to children born after 6 April 2017 restricts the child element in universal credit and tax credits to the first two children in a household.
- Work-related benefit sanctions were also reviewed and updated. When claiming benefits you must follow certain rules, otherwise you may lose your benefits or have them reduced. This is known as a sanction.
- Under Universal Credit single parents under 25 years old will be treated the same as other under 25s and will only qualify for the lower 'standard allowance' rate. This means they receive up to over £100 less per month than a single parent aged 25 years and over, which causes significant financial challenges.

These changes are aimed at driving the Governments policy to incentivise households to work and to take responsibility.

Universal Credit

Universal Credit brings together a range of working age benefits into one payment; it is now the over-arching benefit for unemployed and low income households, with the amount a household receives dependant on their circumstances.

It is awarded monthly in line with the way the majority of working households receive their income; preparing individuals/households for when they return to work. Additionally, any Housing Benefit a household may be eligible for will be paid as part of the monthly Universal Credit payment. Households in employment may still be eligible for a part payment of Housing Benefit but this depends on how much earned income they are receiving.

Spare Room Subsidy (Bedroom Tax)

On the 1st April 2013, under the Welfare Reform Act 2012, the Government introduced what it called the "Spare Room Subsidy". Under the changes, tenants in social housing have their benefit reduced by 14% if they have a spare bedroom or 25% if they have two or more spare rooms. Two children under 16 of the same gender are expected to share one bedroom, as are two children under 10, regardless of gender. New rules were also introduced which restrict the amount of Housing Benefit working age Council and Housing Association tenants can claim if they are deemed to be under occupying their home.

Local Housing Allowance (LHA)

In April 2008 the Government introduced Local Housing Allowance (LHA) rates. These rates are used to calculate Housing Benefit for tenants renting from private landlords. Each area has specific LHA rates that relate to the broad rental market areas (BRMA) in that locality. The Government calculates LHA rates by basing them on private market rents being paid in the BRMA, which can differ from advertised rents. The LHA rate continues to be set to the 30th percentile of all rents in the Folkestone & Hythe District Area (See Section 5.8 of [FHDC Healthier Housing Strategy 2018-2023](#) for further details).

In 2014 the Government introduced measures to ensure that any increase in LHA would be capped at actual rent inflation, or 1%, whichever is the lower figure. Also from April 2016 LHA rates were frozen for four years, resulting in a disparity between housing benefit rates and actual market rents by 2020. A report, published by the Chartered Institute of Housing (CIH) in August 2018, stated that private rented accommodation is now unaffordable for most low income households ([Section 5.2](#)). The Government announced in January 2020 that from April 2020 the LHA rates will be raised in line with the Consumer Price Index (See [Appendix 1](#) LHA rates).

3.4 Rough Sleeper Strategy

In August 2018 the Government published the national Rough Sleeping Strategy. The strategy sets out the Government's commitment to halve rough sleeping by 2022 and end it completely by 2027. The strategy describes key areas of work around prevention, intervention and recovery. An important feature has been to highlight the importance of collaboration between statutory and community sector partners.

When launched the strategy was backed by £100 million of funding. This funding was bolstered in September 2019 when the Government committed a further £422 million in 2020/21 to tackle homelessness and rough sleeping following a 22% increase in deaths of homelessness people from the previous year.

This funding has been distributed through numerous funding streams, which includes £30 million to the NHS to provide better access to mental health services for homeless people. The main funding stream for local housing authorities is the Rough Sleeping Initiative (RSI) ([Section 7.3.6](#)). There is also a Cold Weather Fund administered to charitable organisations that are not commissioned by local housing authorities, such as Winter Shelters.

3.5 Decision to leave the European Union

The impact of the decision to leave the European Union is hard to predict. In relation to homelessness the most immediate potential impacts are likely to be experienced by EU nationals. It is recognised that the risks and opportunities posed by the UK's departure from European Union will have significant long-term consequences for homeless and threatened with homelessness households, and the wider housing sector. However, whilst the exact impact of leaving the EU is impossible to predict the, 'Homelessness and the impact of Brexit' report, by WPI Economics for Crisis and Homeless Link, endeavours to set out the key factors that may influence how homelessness and the experience of homeless people will be affected in the report [Homelessness and the impact of Brexit | Homeless Link](#).

4 Local Context

4.1 FHDC Healthier Housing Strategy

The FHDC Healthier Housing Strategy deals with the topics of new affordable homes (for rent and low cost home ownership), homelessness, the private sector, empty homes, managing the allocation of properties, and providing support and accommodation for vulnerable groups within the community. The Healthier Housing Strategy sets out the overall housing priorities for the district as follows:

- Improve access to housing in the district and increase the supply of affordable homes for rent and low cost home ownership
- Work to ensure that homes are well maintained, safer and healthier
- Enable people to live independently
- Make the best use of the existing housing stock .

Sections 5.13 to 5.21 of the Healthier Housing Strategy sets out an overview of homelessness, the needs of former members of the Armed Forces ([Section 6.5](#)), Gypsy and Traveller communities ([Section 6.6](#)), as well as rural housing need. Many of the other topics mentioned within this review document are expanded upon further within Healthier Housing Strategy.

4.2 Population

In October 2019 the 2018 mid-year population estimates for Kent in were published in Kent County Council's (KCC) Statistical Bulletin. This put the population of the Folkestone & Hythe District was estimated at 112,580. The diagram below sets out the projected population change for the district.

Diagram D

Projected population change for Folkestone & Hythe District, published by KCC Statistical Bulletin in May 2018.

Total Population 2016	Projected Population 2026	The change over 10 years	% of change
111,000	117,500	6,500	5.9%

The further two diagrams below provide information relating to the male/female ratio with districts population. This is relevant with regards to the male/female ratio of individuals rough sleeping within the district ([Section 6.2](#)).

Diagram E

Folkestone & Hythe Gender Profile in 2018, published by KCC Statistical Bulletin in July 2019.

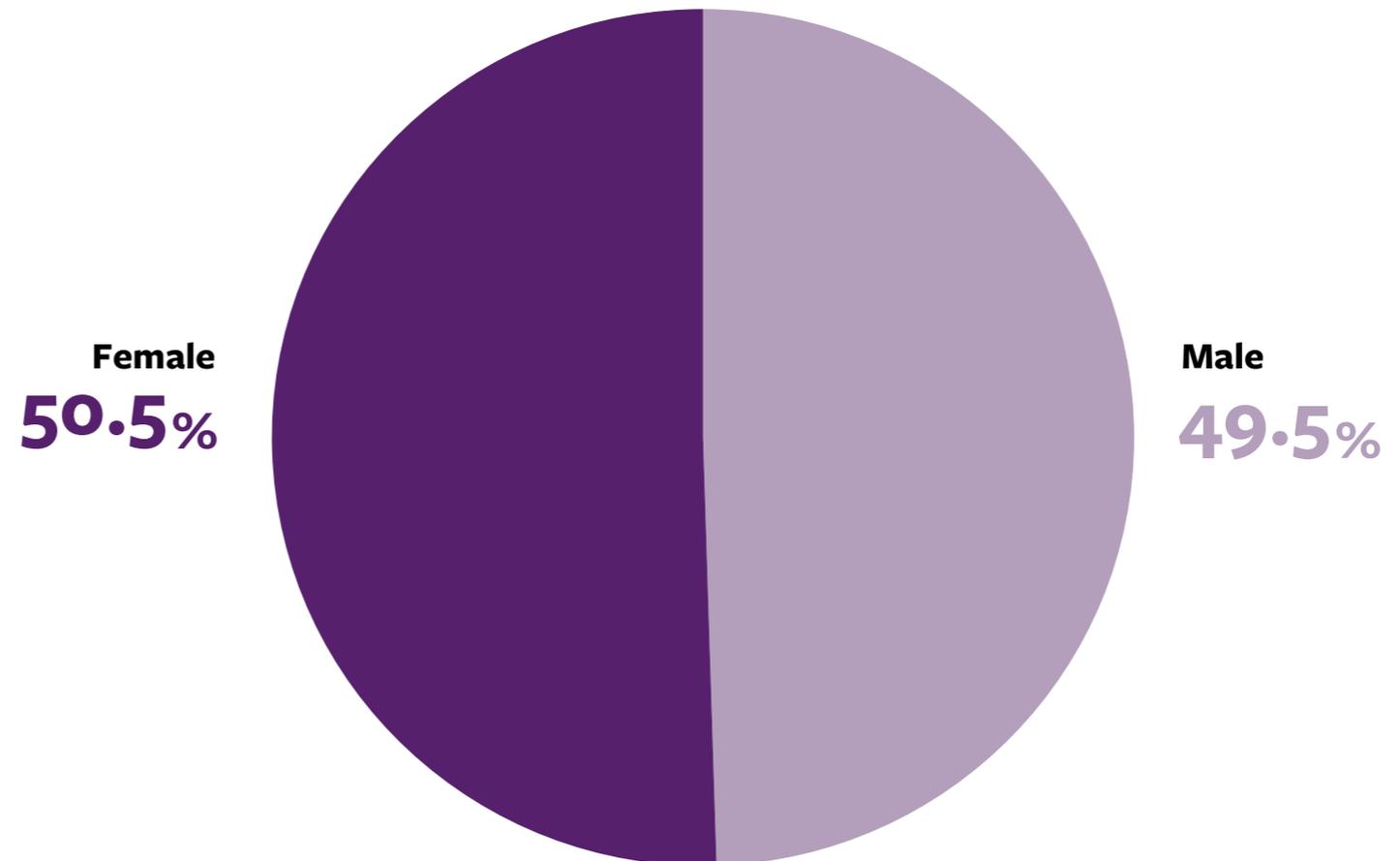
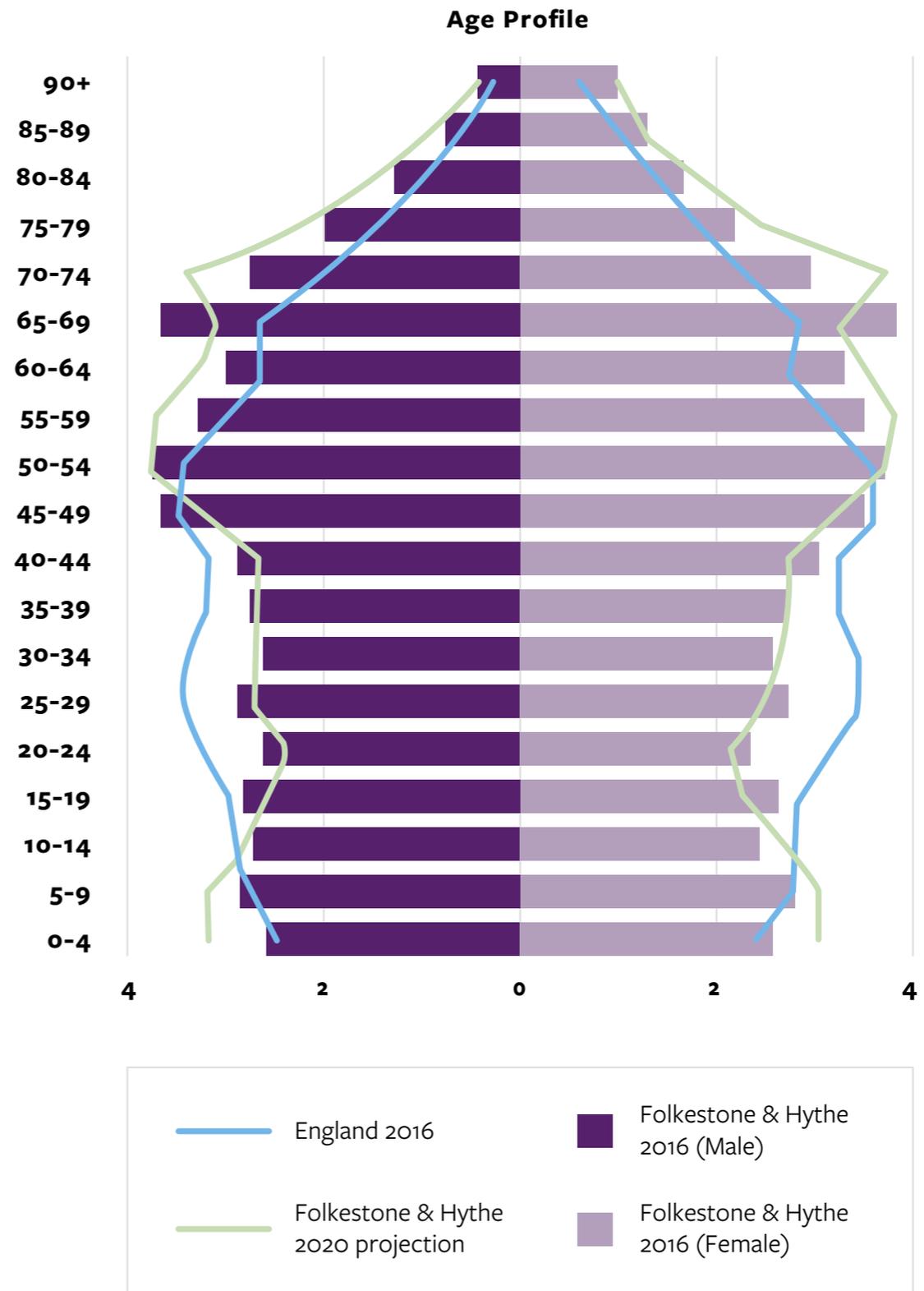


Diagram F

The male/female ratio changes with age. Generally, there are more males compared to females in the younger age groups, but as age increases there become more females to males. As shown in Diagram E, 45.5% of the population in the district are aged 50 years and over. The district has one of the highest proportions of over 65 year olds in the country.



4.3 Health Profile

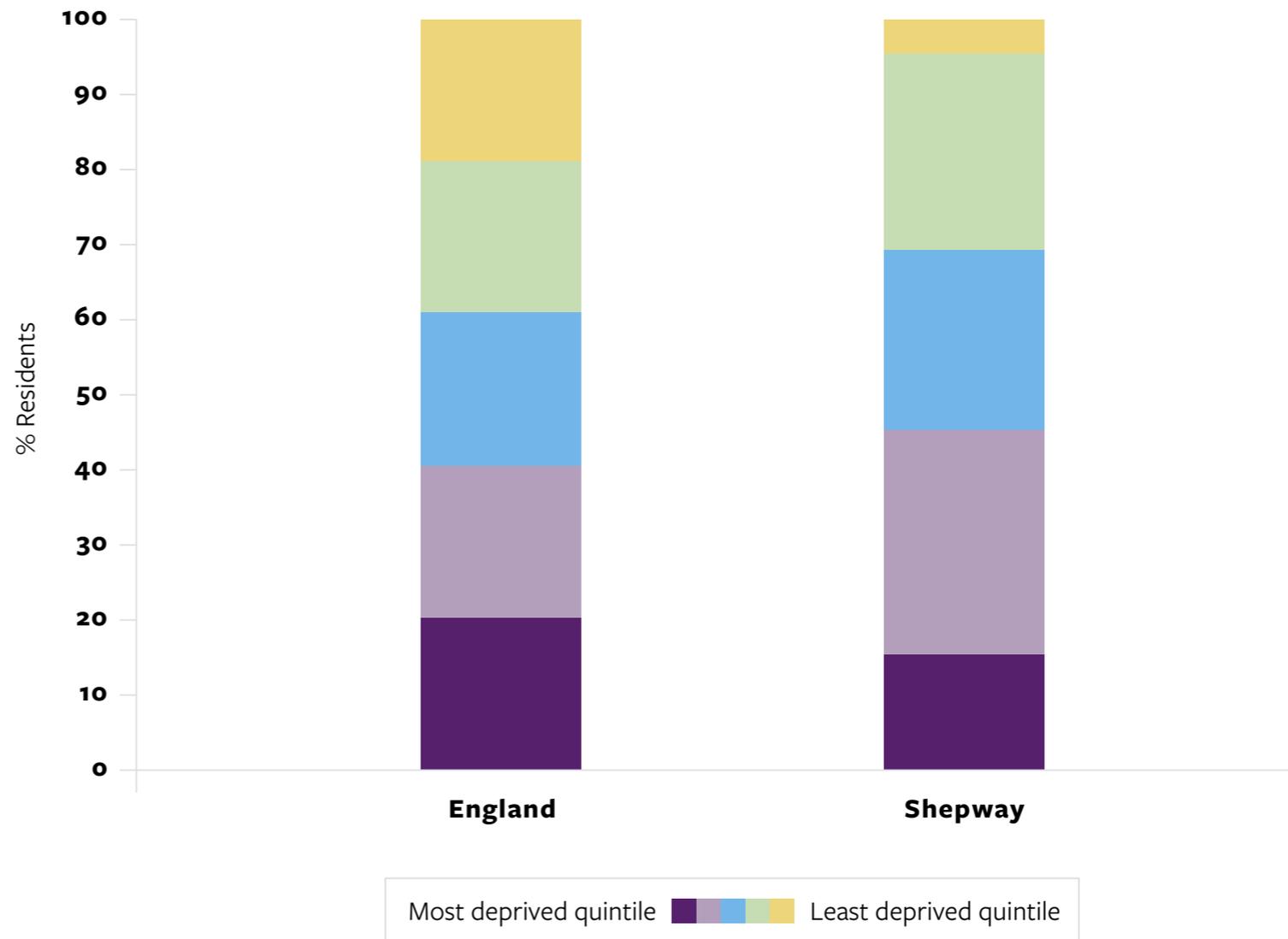
The Crisis Report ‘At what cost?’, published in July 2015, suggests that at worst the cost to public services of allowing homelessness and rough sleeping to persist for an individual for a twelve month period could be as much as £20,128 in some circumstances. The Kent Housing Group’s (KHOG) paper, ‘Think Housing First’, published in 2013, states that it is a well-known fact that housing is intrinsically linked to health inequalities. In short, without access to good quality and affordable housing, the chances of enjoying good health and a long life are hindered.

The report also advises that rough sleepers experience significant health inequalities. They have higher rates than the general population of hepatitis, hypothermia, pneumonia, respiratory disease, tuberculosis, poor condition of teeth, skin conditions, infection, poorer mental health, greater prevalence of smoking, alcohol and substance misuse, as well as injuries following violence. In 2010 the average death of a rough sleeper was 30 years before the general population. Recent ONS information shows that the mean age of death for homeless men is 44 years, and homeless women is 42 years.

The health of children can be dramatically affected by their housing conditions, impacting their growth, development and their educational achievements. The Public Health England’s 2017 Health Profile for the district advised that life expectancy within the district for both men and women is similar to the average for England, which in 2017 the ONS reported as 79.2 years for males and 82.9 years for females. However, life expectancy is 6.7 years lower for men and 3.5 years lower for women in the most deprived areas of the Folkestone & Hythe district than in the least deprived areas; and about 22% (4,100) of children live in low income families.

Diagram H

Percentage of the population who live in areas at each level of deprivation, published in the Folkestone & Hythe Health Profile 2017



4.4 Employment in the District

The 'Unemployment in Kent' Workbook, published by KCC in November 2019, looks at the total number of people aged 18 to 64 years in the district claiming Jobseekers Allowance or Universal Credit for the reason of being unemployed. The report puts the percentage of these people in relation to the working-age population in the Folkestone & Hythe area at 3.5%. The 'Kent Economic Indicators' report published in April 2019 includes 16 and 17 year olds in the information recorded, and puts the unemployment rate for 16 to 64 year olds in the district at 4.2% of the working-age population (Section 4.5 & 4.6, FHDC Healthier Housing Strategy 2018-2023). In December 2019 the ONS stated that the current unemployment rate for England was 3.8% for people 16 years and over.

4.5 Reasons for Statutory Homelessness in FHDC 2018-2019

The prevailing reasons for households requiring assistance from the Council is due to eviction either by a landlord from the Private Rented Sector or by family; this is line with national evidence and similar statistics published by neighbouring authorities. A breakdown of all the main reasons why households approached the Council in need of housing assistance during 2018-2019 is shown in Diagram I.

The information in Diagram J breaks down the reasons why households approaching the Council for housing assistance were issued with S21 Notices in 2018-2019. It is important to note that although 49% of these households were confirmed as being evicted through 'no fault' of their own, this information can be misleading. The House of Commons Briefing "The end of 'no-fault' Section 21 evictions" reports that there are some landlords, for varying reasons, who do not wish to report rent arrears or anti-social behaviour to the Council, preferring to evict a household via a S21 Notice without providing a reason.

Diagram I

Main Reason households Approached FHDC for Housing Assistance 1st April 2018 to 31st March 2019

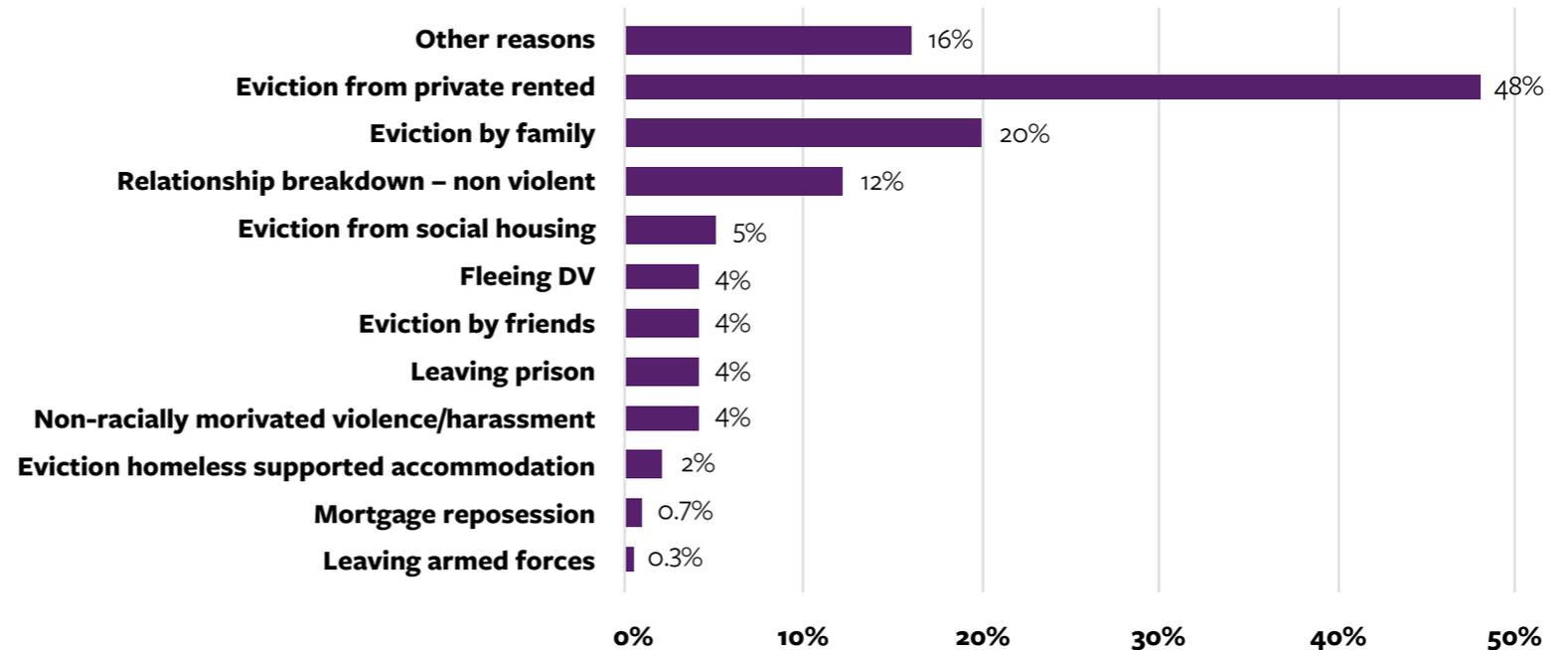
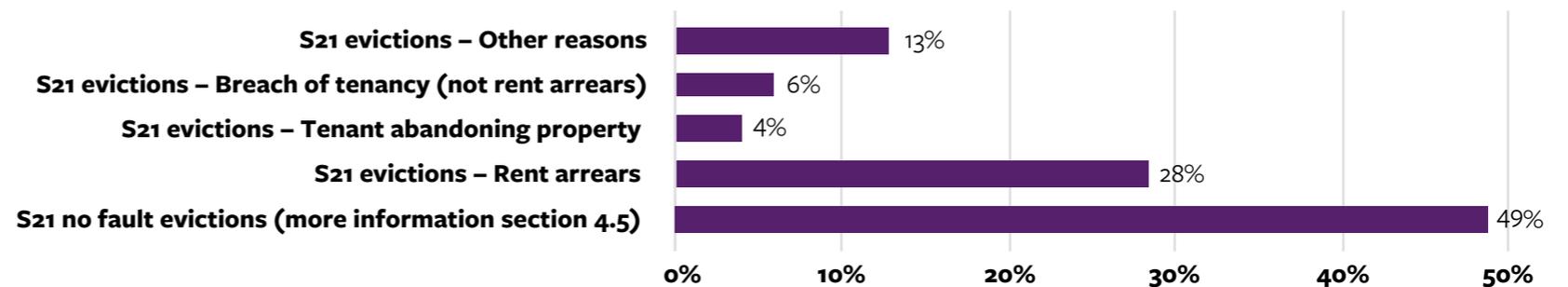


Diagram J

Main Reasons for eviction from Private Rented Sector 1st April 2018 to 31st March 2019



5 Profile of Accommodation in the Folkestone & Hythe District

5.1 Housing Profile of District

There are approximately 50,000 residential dwellings in the district. Owner-occupation is the dominant form of tenure, with Council Housing Stock considerably smaller than the national average. In contrast, the Private Rented Sector (Section 5.2) is markedly larger than in other areas of the country and neighbouring council areas. Further details can be found in Section 3, FHDC Healthier Housing Strategy 2018-2023.

Diagram K

Housing Tenure in the Folkestone & Hythe District 2017 with Kent and UK Comparisons

Tenure	Proportion of Stock Folkestone & Hythe %	Proportion of Stock Kent %	Proportion of Stock UK %
Owner Occupation	73%	74%	75%
Private Rented	17%	11%	10%
Council Housing	7%	8%	12%
Housing Association Properties	3%	7%	3%

For further details see FHDC Healthier Housing Strategy 2018-2023

5.2 Affordability and the Private Rented Sector

The most recent Strategic Housing Market Assessment (SHMA) was completed by the Council in early 2017. This assessment put the then house prices in the district at nine times the current average household income for local residents. The assessment also showed that 73% of newly forming households, within the district each year, are unable to afford to access entry level private rented sector accommodation. The evidence suggested that an increasing number of households would be required to spend in excess of 35% of their gross household income in order to meet their housing costs.

The High Speed 1 train route brings more visitors to the area and allows the local population to access employment in London through a faster commute. However, it has also had an impact on house prices in Ashford, Folkestone and Dover due to Londoners moving to areas where house prices are cheaper in view of improved travel options.

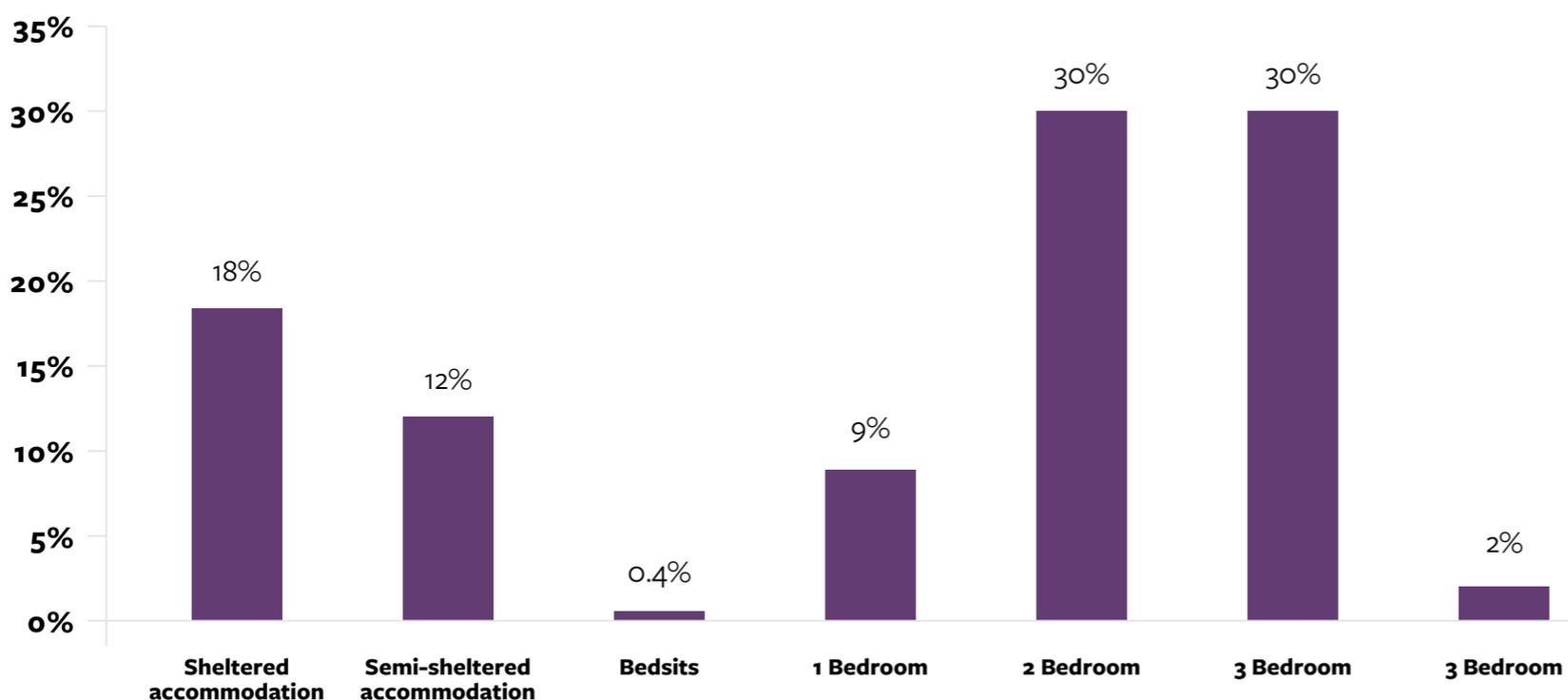
As previously mentioned in Section 3.3 of this review the LHA rates covering most of the district are set quite low and in 2016 they were frozen for four years, which placed increased pressure on households in the district. With rents tending to continuously rise and the overall restriction of household welfare benefits, including the benefits cap and the restriction for single people under 35 to the LHA shared accommodation rate (see Appendix 1), the types of private rented accommodation accessible to households in receipt of benefits or low income is increasingly restricted.

Diagram L

Average Mean Private Rents compared to Local Housing Allowance (LHA) Rates

Number of Bedrooms	The Average Mean Private Rents pcm 2017/2018	LHA for FHDC pcm 2019/2020	LHA for FHDC pcm 2020/2021 <small>(see Appendix 1)</small>
Room/Bedsit (shared bathroom & kitchen)	£340.00	£264.45	£282.44
Studio (own bathroom & kitchen)	£420.00	£386.25	£435.00
1 Bed	£478.00	£386.25	£435.00
2 Bed	£632.00	£500.01	£575.01
3 Bed	£810.00	£625.02	£749.99
4 Bed+	£1215.00	£730.00	£899.99

The Average Mean Private Rents pcm 2017/2018 were sourced from the March 2019 KCC Statistical Bulletin 'Housing rents in Kent Local Authorities'.



5.3 Social Housing

The Council provides approximately 3400 affordable rented homes and about 30% of these are specifically for older people. Housing Associations provide approximately 1900 homes in the district.

Approximately 250 to 300 Council and Housing Association properties become available each year (inclusive of Sheltered, Semi-sheltered, bedsits, 1, 2, 3 & 4 bed properties) and are let in accordance with FHDC's Housing Allocations Policy.

The Council has approximately 1250 households registered on the Council's Housing List (HL).

Diagram N below shows the number of households in each priority band and what size property they need.

Diagram M

Profile of the Council's Housing Stock

Diagram N

Number and size of Households on the Housing List 16th Dec 2019

Property Size Required	Band A	Band B	Band C	Band D	Band E	Total
1 Bed Need	7	112	162	2	323	606
2 Bed Need	2	24	166	5	193	390
3 Bed Need	3	44	80	2	51	180
4 Bed Need	1	21	34	1	23	80
5 Bed Need	0	10	11	0	2	23
Total = 1279	13	211	453	10	592	1279

5.4 Supported Housing

There are currently 60 units of supported accommodation in FHDC (this does not relate to any type of sheltered or supported accommodation for older persons, care or residential homes). There are different types of supported accommodation, such as:

- Providing emergency refuge and support for victims of domestic abuse, helping them to stabilise their lives and engage with other services.
- Homelessness Accommodation Projects working with homeless people that may have complex multiple needs to help them transition from life on the street to a settled home, training, education or employment.
- Young Persons Accommodation Schemes for care leavers and homeless young people that provide tailored support to assist young people to be able to live independently.
- Supported Housing for people with mental health needs to stabilise their lives, recover and live more self-sufficiently where possible.
- Supporting living projects for people with learning disabilities in the longer-term to maximise their independence and exercise choice and control over their lives.

Most Supported Accommodation projects across Kent are commissioned by KCC and are managed by the various charities and agencies that are awarded contracts. In Kent there are homelessness support services and housing projects specifically for young people aged 16 and 17 years old, and separate services for adults aged 18 to 65 years and over.

Most supported accommodation is usually temporary in nature and it can often be difficult to find suitable and affordable move-on accommodation. This reduces the turnover of units in supported accommodation and can restrict access for people who require a higher level of support.

Diagram O

Supported Housing Provision in the District 2018 (excl. older persons)

Client Group	Number of Accommodation Units
People with physical or sensory disability	17
People with learning disabilities	7
People with mental health issues	11
People who have suffered domestic violence	7
People with substance/alcohol misuse issues	11
People who have suffered domestic violence	7
Vulnerable young people	7
Total	60

A recent review into the future funding of supported housing has required the Government and the sector to evaluate how this type of accommodation works across the country to help end people's homelessness. There is limited data available in relation to the outcomes that a supported housing project achieves in comparison to approaches like Housing First which has an excellent international evidence base; and which is now fast becoming the Government's focus in relation to support and housing provision for single homeless people.

Housing First Projects (more information in the Homelessness Prevention Strategy 2020-2025) places no conditions on individuals before they are housed. They also have a positive impact on the community because the projects have a better success rate leading to fewer people sleeping rough, which often leads to a reduction in crime and substance misuse in towns and surrounding areas.

5.5 Supply of new Accommodation

The Council's Action Plan for housing in the district can be found in Appendix 1 of the FHDC Healthier Housing Strategy 2018-2023. The plan sets out the targets for building new affordable homes within the District, improving the condition of private rented accommodation, bringing empty properties back into the housing market, and making the best use of council and housing association properties, as well as reducing the time these properties are vacant between lets. Any increase or decrease in the level of resources the Council has to deliver this strategy will clearly impact on the ability to deliver the targets.

There are a growing number of communities across the UK that want to have more of a say, and much more involvement, in solving their own housing problems; and the Government is supporting these Community-Led-Housing Projects through funding initiatives (more information in the Homelessness Prevention Strategy 2020-2025). These community housing projects yield many positive results that traditional building programmes do not always deliver, such as improvements in feelings of self-worth and well-being, as well as increasing the employability of those involved and those who come into contact with these projects. These types of housing initiatives often organically establish a sense of community naturally as the project evolves, and before the new housing is even completed; in much the same way as a village community may have developed over decades in the past.

6 Who Uses FHDC Housing Options (Homelessness) Services

6.1 Homelessness Approaches for Assistance to FHDC

Following the implementation of the Homelessness Reduction Act the Council saw a 10% increase in homelessness approaches for housing assistance in 2018 and in 2019 the approaches were 25% higher than in 2016 and 2017 as the chart below shows.

Diagram P

Total number of households that approached the Council for homelessness assistance 2016 to 31st Dec 2019

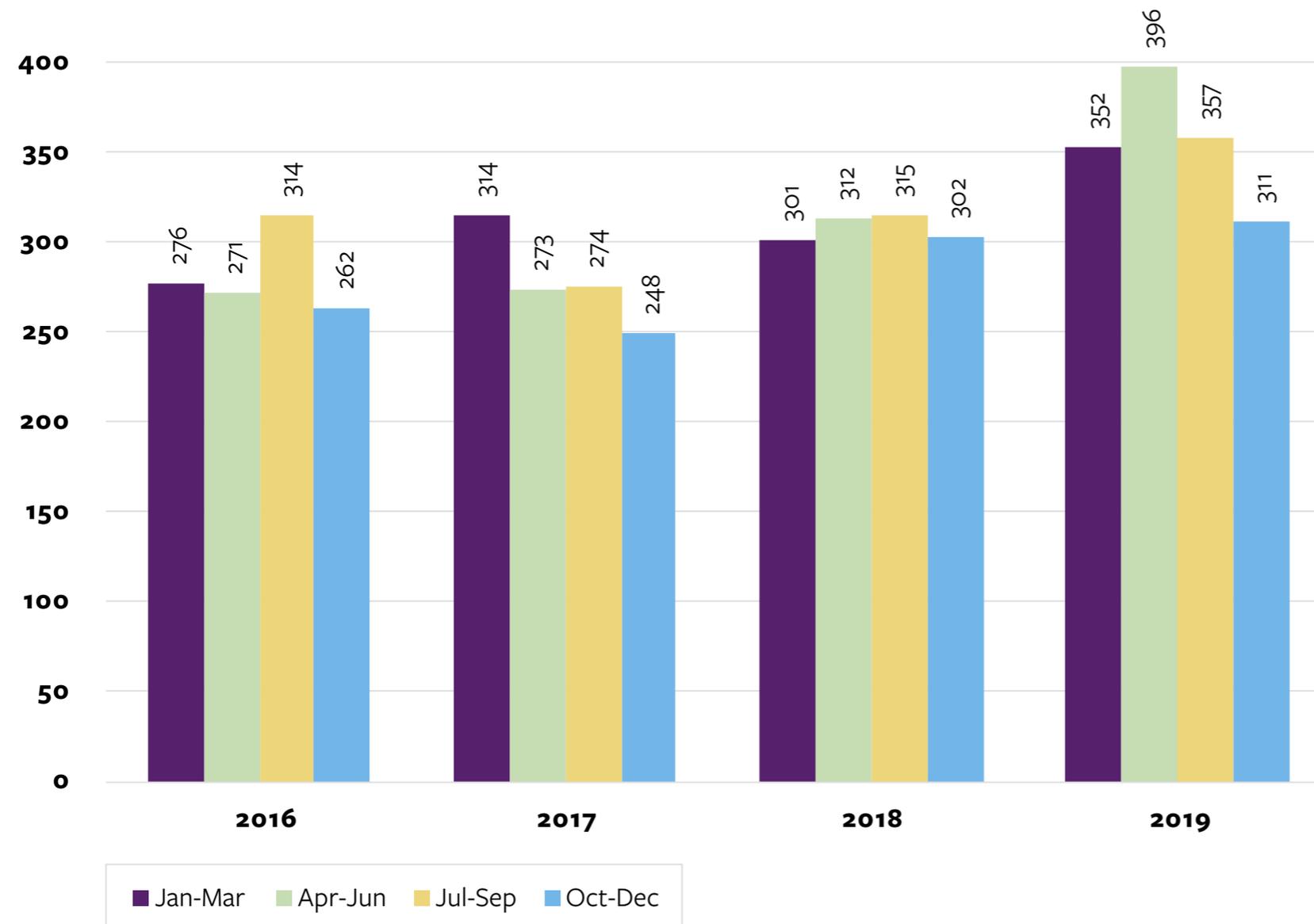


Diagram Q

Make-up of Households Approaching the Council for Housing Assistance in 1st Jan – 31st Dec 2018

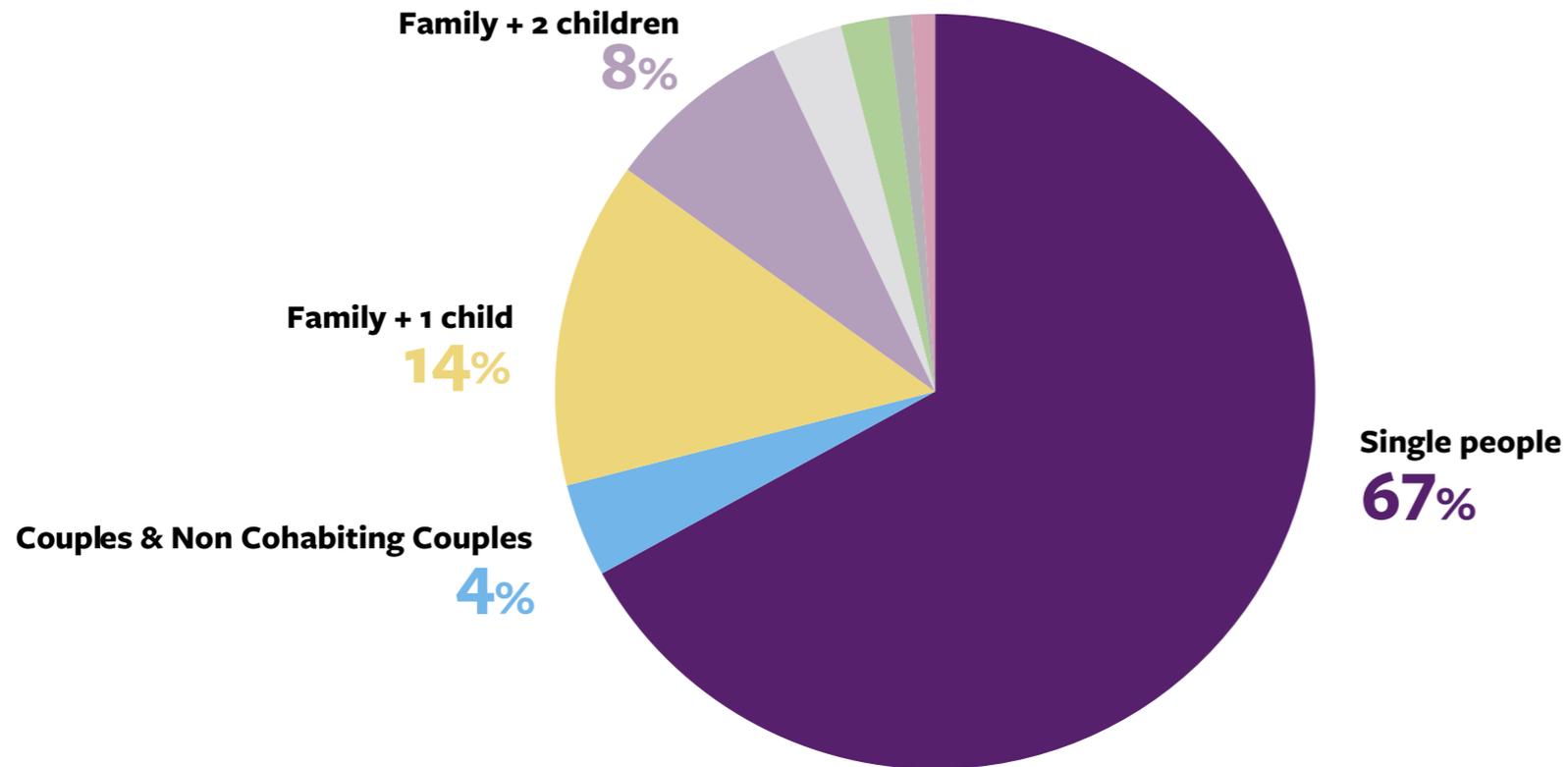
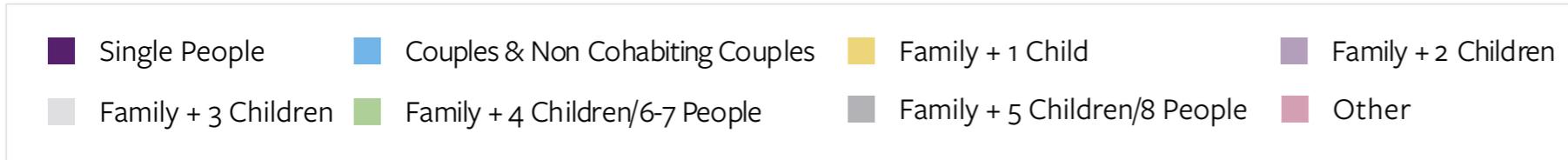
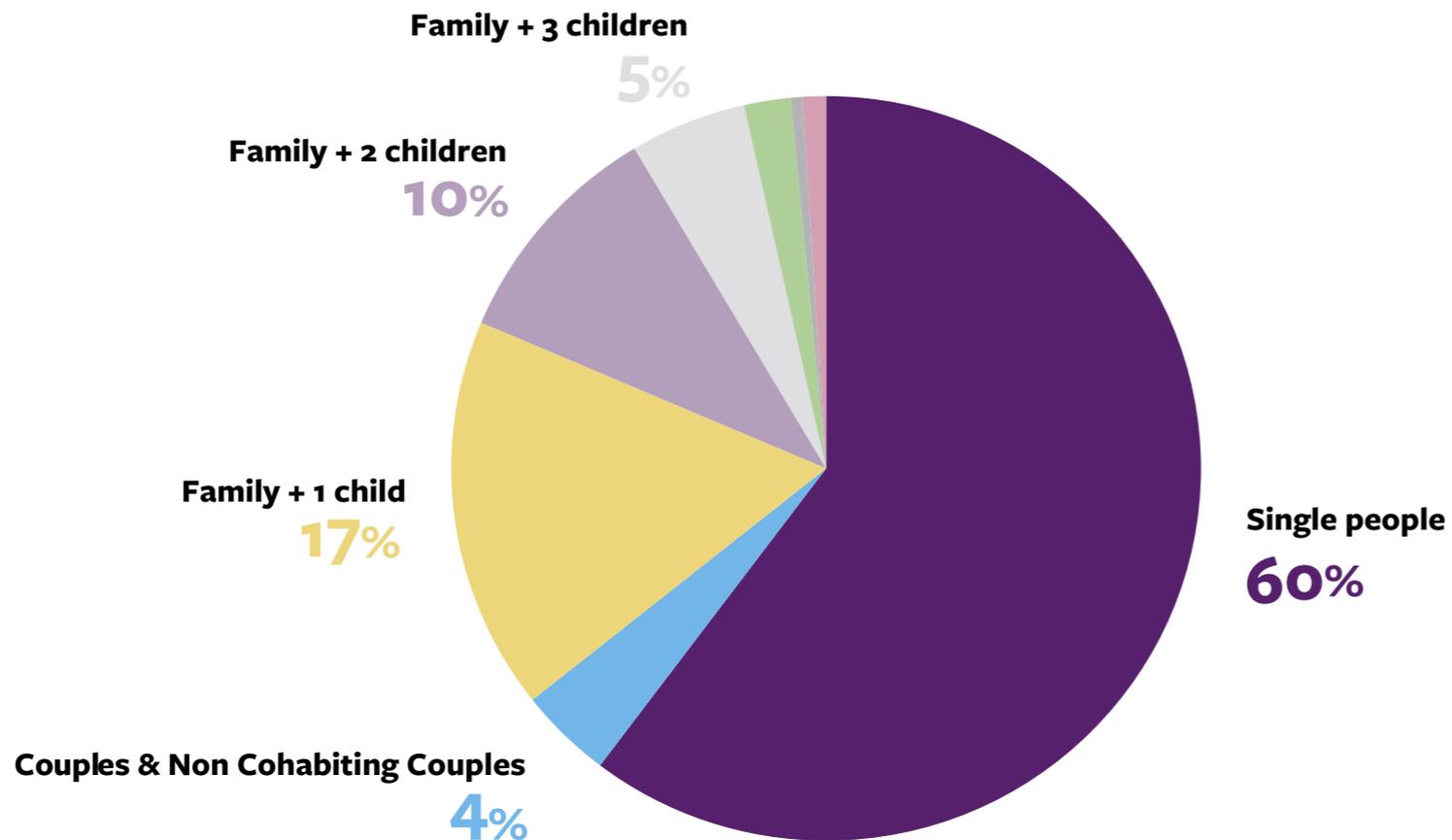
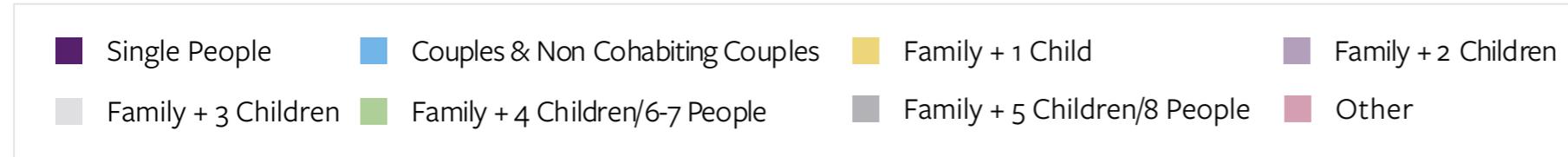


Diagram R

Make-up of Households Approaching the Council for Housing Assistance in 1st Jan – 31st Dec 2019



The two charts above show that in 2018 and 2019 the majority of all homelessness approaches were from single person households, and an average of about 32% has been from families; mostly those with 1 child. The extra funding (Section 7.3.6) the Council received from the MHCLG at the beginning of 2019, to provide additional services for single homeless people, has had a positive effect, reducing these approaches from single people by 9% during 2019.

Diagram S
Gender Ratio Single Homeless People Approaches 1st Jan 2018 - 3^{1st} Dec 2018

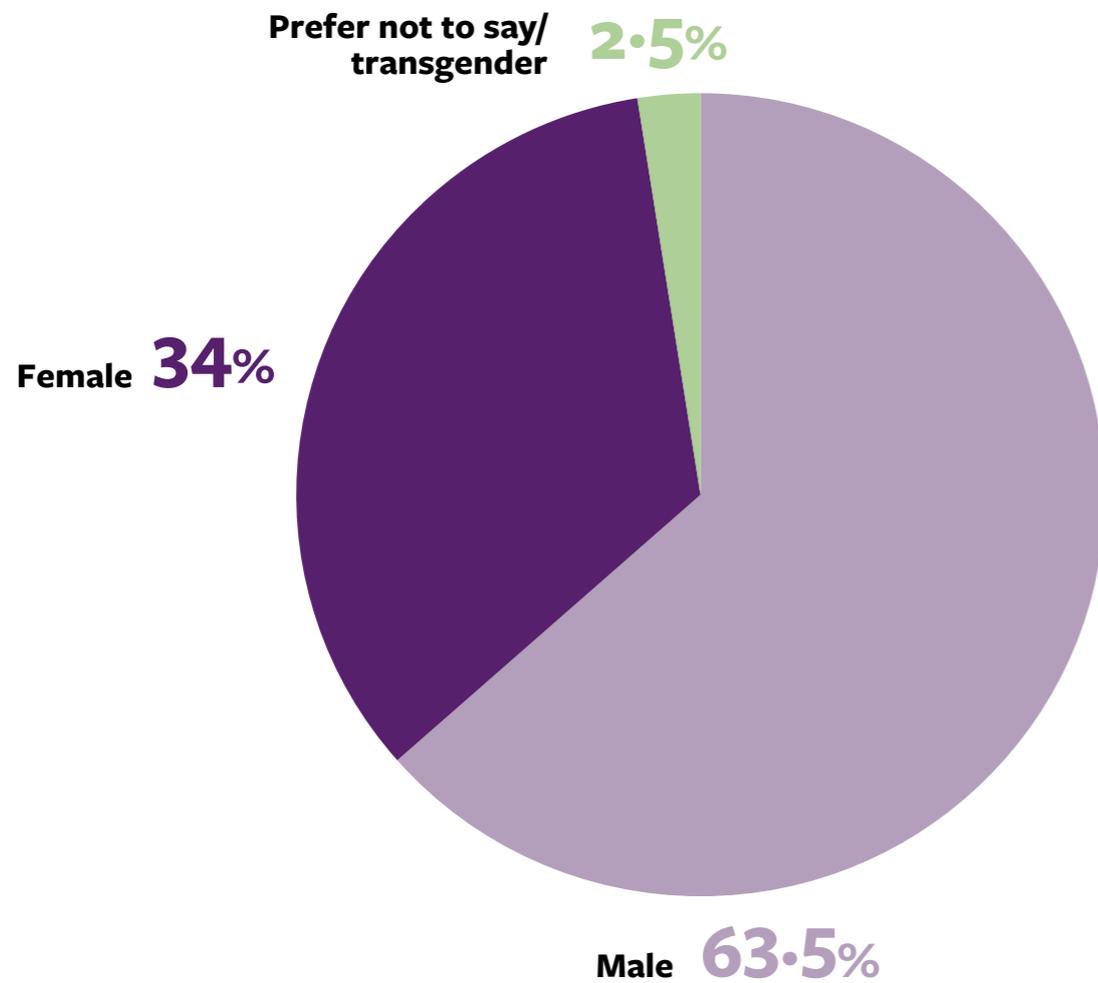
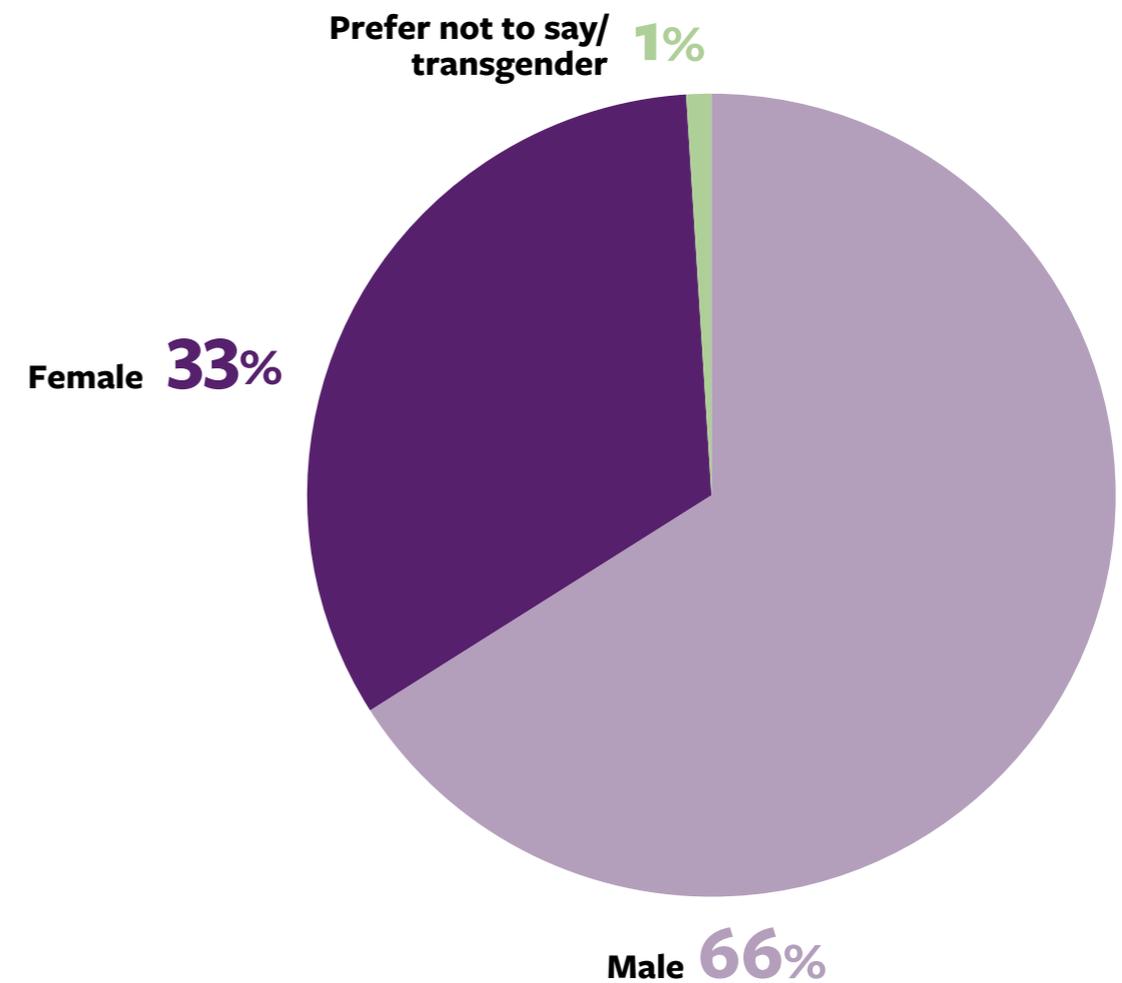


Diagram T
Gender Ratio Single Homeless People Approaches 1st Jan 2019 - 31st Dec 2019



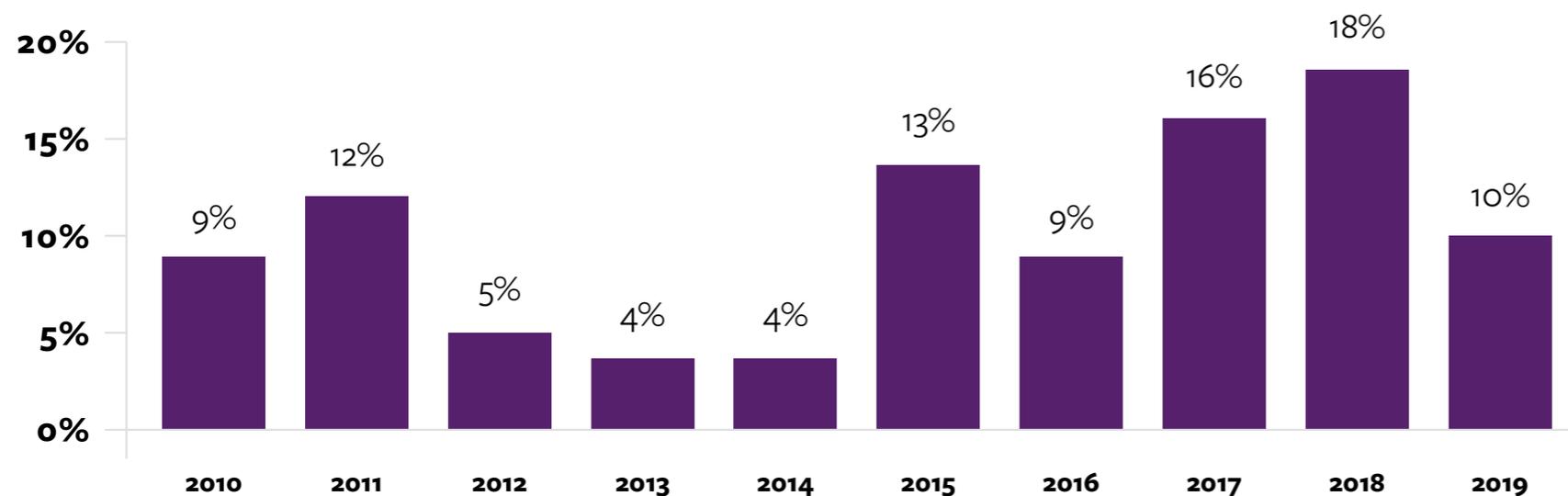
In the Folkestone & Hythe District there are fewer women sleeping rough than men, although in the district's population overall there are more women than men. The Rough Sleeper services in Dover and Folkestone, funded by the MHCLG, includes a female rough sleeper worker to support women who may not wish to be supported by a male worker, due to their past and present experiences.

6.2 Rough Sleepers

Homelessness amongst vulnerable single people, including people sleeping rough, continues to be an issue in the district. The MHCLG requires local housing authorities in England to undertake either an annual count or an intelligence-led estimate of the number of people rough sleeping in their district. The counts and estimates process is not designed to arrive at a single irrefutable number of people sleeping rough. Instead, it is a snapshot of the numbers of people likely to be sleeping rough each night during a given period each year, and which can subsequently be used to track trends nationally and locally.

The rough sleeping count completed in November 2019, identified 10 individuals sleeping rough in the Folkestone & Hythe area. This figure is a substantial reduction from the 18 individuals identified rough sleeping during the count in November 2018 as seen in Diagram U. This reduction is likely to be as a result of a change to the Council's Rough Sleeper Outreach Service (Section 7.3.3) and additional rough sleeper service provision funded by the MHCLG from April 2018 (Section 7.3.6).

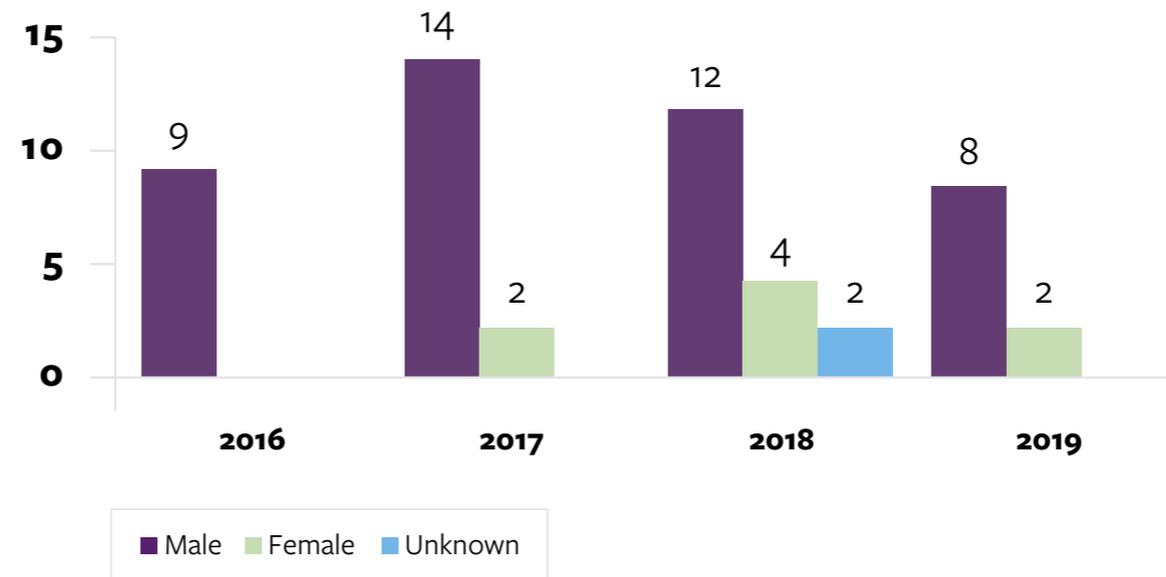
Diagram U
FHDC Annual Street Count Figures 2010 – 2019



The rough sleeper count results across England in 2018 showed a slight drop in the numbers of people sleeping rough as seen in Diagram W, which is in line with the local numbers reported for the Folkestone & Hythe District. The reduction follows the implementation in 2018 of the Governments Rough Sleeper Strategy (Section 3.4).

Diagram V

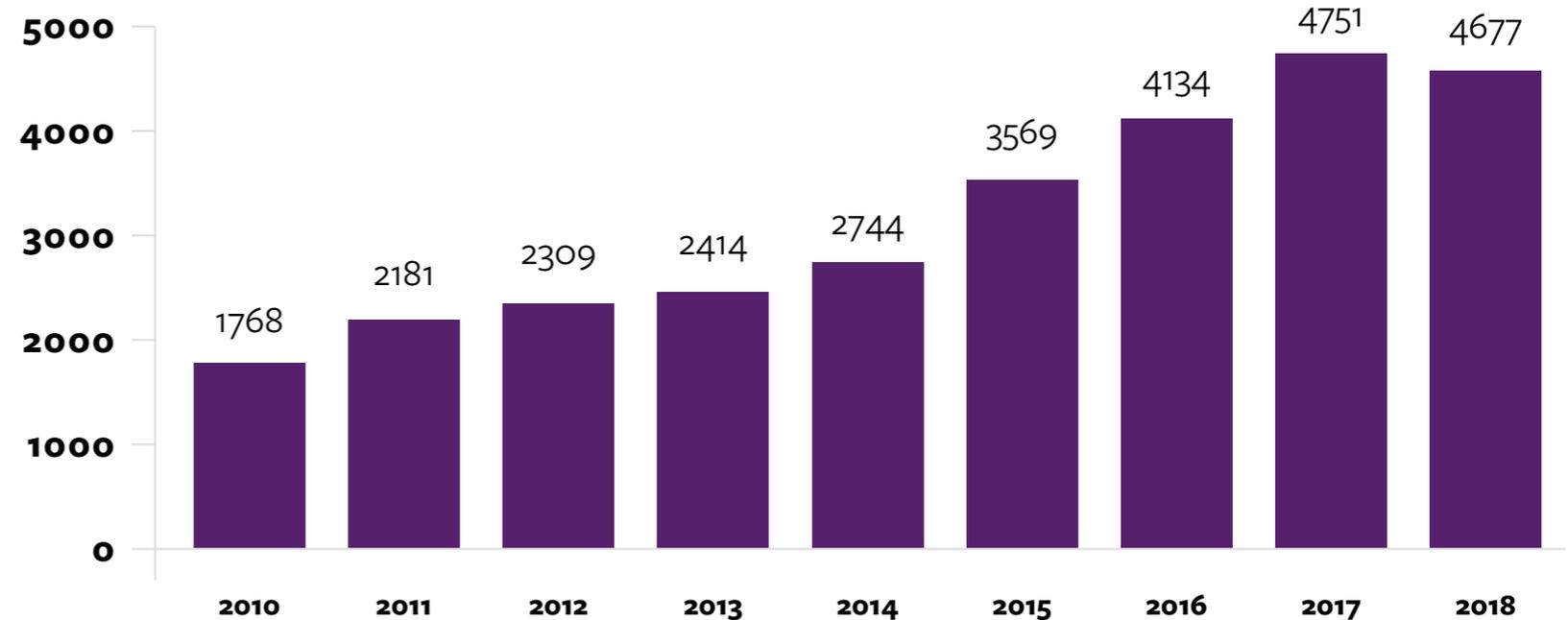
Gender ratio breakdown of FHDC Annual Street Count Figures 2016 – 2019



We consider that the support provided will continue to proactively prevent people from becoming homeless wherever possible, and assist those already rough sleeping off the streets. However, there is a group of about 6 individuals with complex needs, and histories of longer-term rough sleeping, who continue to decline offers of support or assistance from the council and partner agencies.

Diagram W

Numbers of Rough Sleepers identified in England per year from 2010 – 2018, MHCLG Statistics



6.3 Youth Homelessness

Relevant legislation sets out that primary responsibility for homeless 16 and 17 year olds, who require accommodation, lies with the relevant local social services team. However, there remain some circumstances when the local housing authority (which is a district or borough council) will have duties towards them.

The MHCLG advise that all young people who approach a local housing authority or social services team should have access to advocacy services, which tailors the way information is explained, to assist them to make the right choices. FHDC Young Persons Advocacy Service is provided by Young Lives <https://yjf.org.uk/>

Diagram X

Number of Homelessness Approaches to FHDC from Young People aged 16 to 18 years old

Age Breakdown	16 years	17 years	18 years	Total
1st Jan to 31st Dec 2018	1	16	27	44
1st Jan to 31st Dec 2019	5	26	37	68

All local social services teams now include an ‘Adolescent Team’ specifically to carry out preventive work around homelessness issues with 16 and 17-year-olds, and to undertake mediation with their families. The principal aim is to divert young people from the care system and the teams typically provide a short-term, intensive, preventive service to help young people and families resolve issues.

6.4 Victims of Domestic Abuse

According to “The Domestic Abuse Report 2020: The Hidden Housing Crisis”, nearly 70% of women responding to a survey by Women’s Aid told the national charity that their housing situation and concerns about future housing, including fears of homelessness or lack of safe housing, prevent them from leaving an abuser .

The government plans to change the law so anyone fleeing domestic abuse is automatically in priority need. This change has not been introduced yet, however, the Domestic Abuse Bill 2019-2021, which will contain the legislation to change the law once it becomes an Act, is currently being scrutinized by the House of Commons, before it is examined by the House of Lords and given Royal Assent.

During the financial year 1st April 2019 to 31st March 2020, just under 2.5% of households approached the Council for housing assistance due to fleeing domestic abuse.

6.5 HM Forces Personnel and Ex-servicemen

A local authority must consider whether any person who makes an approach for housing assistance, and who is leaving, or has left the HM Forces, (including someone who had been detained in a military prison or corrective training centre) is vulnerable as a result of that service, and therefore in priority need. If a household approaches who is leaving, or has left, HM Forces includes children in the household, a vulnerable adult with a priority need, or a person who is pregnant, the household automatically has a priority need.

From 1st April 2019 to 31st March 2020 less than 1% of households that approached the Council for housing assistance were homeless due to leaving HM Forces, or had a priority need due to having served in HM Forces. FHDC has made a commitment to support local HM Forces personnel and is signed up to the **Armed Forces Covenant**.

6.6 Gypsies and Travellers

The Housing and Planning Act 2016 amended the Housing Act 1985 so that the duty to assess the housing needs of the districts inhabitants includes consideration of the needs of people residing in, or resorting to the district for, caravan and houseboat mooring sites. The 'East Kent Gypsy, Traveller and Travelling Show-people Accommodation Assessment' completed in 2014 estimated that the gypsy and traveller population in the Folkestone & Hythe District was 164 individuals or 42 households. It is difficult to obtain accurate information about the number of households in the area who identify as being from this ethnic group, because they do not always wish to declare their background.

The Council is aware that there are communities in this district requiring housing support, who identify as a gypsies and/or travellers. The Council will follow the advice and guidance available from Government, as well as any up-to-date data and local anecdotal information from the FHDC Community Safety Specialist, Environmental Services and Planning to formulate a best practice approach for working with these households in relation to their housing need.

6.7 Syrian Vulnerable Person Resettlement Scheme (SVPRS)

The **Vulnerable Persons Resettlement Scheme** (VPRS), originally launched in 2014, and expanded in 2015 to resettle 20,000 Syrians in need of protection. The Council is working closely with the UN High Commissioner for Refugees via KCC to identify those in the greatest need, and most at risk, to bring them to the UK. The Community Sponsorship Scheme, also enables community groups to directly welcome and support refugees in the UK, and this will continue. Refugees resettled under this new community-led scheme will be in addition to the Government commitment.

In 2015 FHDC agreed to work with KCC, along with the eleven other local authorities in Kent, to house ten families over five years. To date eight Syrian families have been housed in the Folkestone & Hythe area, leaving a further two families to be resettled from the original agreement. FHDC has also agreed to rehouse another two families in 2020 and two more for each year thereafter.

7 Previous Homelessness Prevention Strategy and FHDC Corporate Delivery Plan 2017-2020

7.1 East Kent Homelessness Prevention Strategy 2014-2019

In 2008 Folkestone & Hythe, Canterbury, Dover and Thanet adopted a joint East Kent Homelessness Prevention Strategy, this was subsequently reviewed and updated in 2014. Over the last eight years local housing authorities have experienced significant reductions in core funding, this combined with welfare reforms (Section 3.3), the challenges of leaving the European Union (Section 3.5) and the recent recommissioning of homelessness services across Kent by KCC, has left each Council with their own particular issues. Therefore, each Local Housing Authorities will have their own Homelessness Prevention Strategies.

Under the East Kent Homelessness Prevention Strategy 2014-2019 six priorities were identified as follows:

- Preventing and responding to homelessness before a crisis point is reached.
- Preventing and responding to rough sleeping.
- Providing high quality housing options advice before a crisis point is reached and appropriate advice, accommodation and support if crisis occurs.
- Providing good quality housing that local people can afford and making best use of the housing stock.
- Promoting partnership working and shared good practice.
- Deliver excellent homelessness services.

7.2 FHDC Corporate Delivery Plan 2017-2020

The Corporate Delivery Plan provides details of what the Council proposes to achieve between 2017 and 2020. Six priorities were identified, one of which is More Homes. Under this priority the five following goals in relation to homelessness were adopted:

- Provide advice and alternative housing options to prevent more people from becoming homeless.
- Preventing 550 families at risk of homelessness from losing their home per year.
- Increase the availability of suitable temporary accommodation through a review of use and type.
- Prevent rough sleeping by delivering a Rapid Response Service with local partners.
- Increase availability of private rental properties through the promotion of the Social Lettings Agency.

7.3 Achievements against the Previous Homelessness Strategy

7.3.1 Housing Options Service

The FHDC Housing Options Service has always strived to provide the best available advice, information and support to customers needing housing assistance. Since the implementation of the Homelessness Reduction Act (Section 2.7) this service has developed further. This included a renewed emphasis on prevention work and creating several detailed Housing Advice Factsheets. A Landlord Liaison Officer was recruited in early 2018, with specialist lettings background, to set up the Council's Property Solutions Scheme (Section 7.3.5) for private sector landlords. This role and the scheme has greatly improved the Council's relationship with, and access to, the private rented sector, resulting in more properties in the private sector being offered to our customers.

7.3.2 Prevention Approach

Prevention has always been a key focus of all Housing Options Services and over the last 5 years FHDC has worked jointly with many different Housing Support Agencies to provide wide-ranging support to households to maintain their housing or source other suitable accommodation. Over the last three years the Council has invested in a Prevention Plus Service to further support households at risk of homelessness before they reach crisis point. This service is constantly adapting to meet the needs of the local community, also signposting when necessary to other local agencies who can also strengthen and booster the support.

Diagram Y

Homelessness Prevented and Relieved in 2018/2019 and 2019/2020

FHDC	2018/2019	2019/2020
Cases closed at Triage due to advice provided to prevent homelessness	243	338
Cases closed as prevented under the Prevention Duty	118	96
Cases closed as relieved under the Relief Duty	243	338

7.3.3 Working with the Voluntary Sector

The Council leads several forums such as the Homelessness Forum and the Rough Sleeper Forum to promote and support joint working between all local agencies that may be involved in assisting those with housing issues. These meetings help to identify the most vulnerable households and how each agencies resources can best be deployed to have the most positive and effective impact.

In 2018 the Council re-commissioned the FHDC Rough Sleeper Outreach Service and relocated the service to the Council Civic Centre resulting in improved communication between Customer Services, the Housing Options Team and the Outreach Service. This enhanced and simplified the assessment and support process for single homeless individuals. The joint working enables access to a broader range of housing options for these individuals that includes supported accommodation, private rented accommodation, social housing and specialist housing support for those with complex issues, such as residential detox units across the county.

The Council continues to work with and support all agencies and charities supporting households experiencing housing issues, particularly the Rainbow Centre, the Folkestone Churches Winter Shelter, Porchlight, Serveco, the Sanctuary Outreach Service, the Job Centre Plus and the Forward Trust.

7.3.4 Temporary Accommodation

By working hard to prevent homelessness, or to source alternative suitable accommodation for households to move to before eviction takes place, the Council has reduced the number of households who require temporary accommodation and reduced the length of time households spend in this accommodation.

By working with several organisations over the last five years the Council has improved the quality of temporary accommodation accessed. Temporary accommodation is now mostly self-contained flats, terraced and semi-detached houses (all with their own kitchen & bathrooms), which are leased to the Council on a nightly let basis. The Council has also delivered eight units of self-contained temporary accommodation; and continues to monitor the need for this type of accommodation and will consider increasing the number of units as required. Bed & Breakfast accommodation is rarely, if ever, used; when it is used it is in emergencies only. On the rare occasions a family with children have to be placed in this type of accommodation they are not there for more than 6 weeks in line with legislation.

7.3.5 Property Solutions and Social Lettings Agency

The Property Solutions Scheme connects a landlord with the right tenant for their property and provides support and guidance to both parties. Although the service does not continue to manage the property, or the tenancy for the landlord once it is let, access to support is available to assist with any issues that arise that may put the tenancy at risk. To date this scheme has successfully obtained 57 private sector properties, and the numbers of properties is increasing each year.

Diagram Z

Average Number Households in Temporary Accommodation as of the 31st March each year.

2015	2016	2017	2018	2019
36	44	72	38	21

Diagram AA

Number of Private Rented Sector (PRS) properties sourced by Property Solutions

Property Solutions Scheme	2018	2019	As at 10th June 2020
Number of PRS properties obtained through the scheme.	44	72	38

Another 6 PRS properties were obtained through the scheme during 2018 & 2019 for the SVPRS (Section 6.7)

7.3.6 MHCLG Funding/Rough Sleeper Provision

Folkestone & Hythe and Dover District Councils received joint funding award of £414,000 in 2019 from the MHCLG to tackle rough sleeping in their areas. This funding has allowed both Councils to employ local homeless agencies, including Porchlight, Serveco and Sanctuary Supported Living to help people sleeping rough and assist them into accommodation.

A further £33,500 funding was awarded in late 2019 to help rough sleepers into emergency accommodation throughout the winter months. This money has allowed the Councils to take 17 rough sleepers off the streets of Dover and Folkestone. A new bid for continuing these services into 2020/2021 was made to the MHCLG, as was a request to join the Prison Navigator Service currently operating successfully in 4 Kent council areas. As a result further funding of over £400k was jointly awarded to Folkestone & Hythe and Dover District Councils.

7.3.7 Increased Housing Stock

Over the last 5 years 351 new properties of various types of tenure have been delivered in the Folkestone & Hythe area as set out in the table below.

Diagram BB

New Affordable Homes delivered between April 2014 & March 2019

Type of New Housing Delivered	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Affordable Rent	75	55	9	23	30	192
Social Rent	0	0	0	0	9	9
Intermediate Rent	0	0	0	0	14	14
Shared Ownership	44	26	0	5	22	97
Shared Equity	0	20	6	0	0	26
LA Mortgage Scheme	5	1	0	0	0	6
Wheelchair Accessible	0	1	0	2	4	7
TOTAL	124	103	15	30	79	351

8 Strategic Priorities Going Forward

The findings of the homelessness review have helped inform the priorities for the new Homelessness Prevention Strategy 2020-2025.

The three priority areas are:

- End Rough Sleeping
- Early Intervention, Prevention and Support
- Maximise Access to Affordable and Suitable Accommodation

The Homelessness Prevention Strategy 2020-2025 sets out an action plan of how the Council plans to achieve these priorities and monitor progress.

GLOSSARY



FHDC: Folkestone & Hythe District Council

MHCLG: Ministry for Housing Communities & Local Government

HRA: Homelessness Reduction Act 2017

NFA: No fixed Abode

KHOG: Kent Housing Options Group is made up of all the Housing Options Managers from each Kent Local Authority and meets quarterly.

Local housing authority: In Kent the local housing authority is the district and borough councils.

Sofa-surfing: The practice of a homeless person who stays temporarily with various acquaintances, people they have only just met, friends and relatives while attempting to find permanent accommodation.

PHP: Personalised Housing Plan

PRS: Private Rented Sector

HL: Housing List

Affordable Rent: Are rents of up to 80 per cent of market rent which registered providers can charge for certain residential properties. This limit is set by the rent standard, which is one of the regulatory standards imposed by the Regulator of Social Housing in England. The Regulator has issued guidance on how market rent should be calculated, and service charges are included.

Social Rents: Are pegged to local incomes to keep rents more affordable. Changes to social rents – whether up or down – are controlled by central Government. Social rents are lower than so-called ‘affordable’ rents which are set at up to 80% of the market rate.

BRMA: A BRMA is an area within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping taking account of the distance of travel by public and private transport, to and from these facilities.

Pcm: Per Calendar Month

Section 21 (S21): A Section 21 is the most common form of notice a landlord serves on a tenant to request that they leave their private rented property.

Section 8 (S8): A Section 8 Notice is used to gain possession of a property at any time during a tenancy. It can only be used if there are grounds for eviction, such as over 8 weeks rent arrears, reported and recorded (i.e. to the Police) anti-social behaviour.

Local Children’s Authority: In Kent the local children’s authority is Kent County Council.

KCC: Kent County Council

County Councils: County councils cover the whole of the county and are responsible for: education, highways, transport planning, passenger transport, social care, libraries, waste disposal and strategic planning.

District & Borough Councils: Each county is divided into several districts. District councils, which may also be called borough councils or city councils, provide the following local services: housing, leisure and recreation, waste collection, environmental health, planning and taxation collections.

Unitary authorities: Many large towns and cities and some small counties are unitary authorities. Unitary authorities are responsible: education, highways, transport planning, passenger transport, social care, housing, libraries, leisure and recreation, environmental health, waste collection, waste disposal, planning applications, strategic planning and local taxation collection.

ONS: Office for National Statistics

Social Services: For the purpose of this review Social Services for Children and Families will be referred as ‘Social Services’ or ‘local children’s authority’. These Services are provided by KCC and assist families with children and teenagers up to the age of 16 years old.

Adult Social Services: Services provided by KCC for Adult Social Services, for older people or adults with a physical or learning disability.

P1E: A quarterly statistics return managed by MHCLG, containing data as reported by 326 local authorities that covers: Households dealt with under the homelessness provisions of the 1996 Housing Act, and homelessness prevention and relief.

Rainbow Centre: The Centre is a Christian charity that delivers a range of services in the Folkestone & Hythe District to provide support and hope to individuals and families experiencing deprivation or hardship; through its Homeless Support Service, Foodbank and Food Stop

Folkestone Churches Winter Shelter: This project was established in 2009 by Churches Together Folkestone and other local interests. For the last ten years the Folkestone Rainbow Centre has overseen the operation of the shelter project.

Porchlight: Are a Kent-wide homelessness charity, supporting individuals and families through a variety of different services across the county. Porchlight are also providing the rough sleeper support services in Folkestone and Dover funded by the MHCLG.

Sanctuary Outreach Service: Were based in the Folkestone and Hythe District, the Folkestone & Hythe Rough Sleeper Outreach service was commissioned by FHDC and delivered by Sanctuary Supported Living providing floating support for adults aged 18 and over, sleeping rough.

Jobcentre Plus: is the part of the Department for Work and Pensions which delivers working-age support service in the United Kingdom, including Universal Credit.

Forward Trust: An organisation managing a diverse range of drug and alcohol recovery services to provide individuals with the care and support to stabilise their lives. The Folkestone & Hythe District Service is a mobile and outreach/drop-in service with the main hub in Dover.

APPENDIX 1

Folkestone & Hythe Local Housing Allowance Rates



Please see listed below the LHA rates from 1st April 2020 to the 31st March 2021 for properties within the Folkestone & Hythe District. These are a only a guide please check LHA rates at [Direct Gov Local Housing Allowance Rates](#).

Rates in Folkestone, Sandgate, Hythe, Dymchurch, St Mary's Bay and Hawkinge			
Accommodation Type	Weekly	Four Weekly	Monthly
Shared accommodation*	£65.00	£260.00	£282.44
One bedroom	£100.11	£400.44	£435.00
Two bedrooms	£132.33	£529.32	£575.01
Three bedrooms	£172.60	£690.40	£749.99
Four bedrooms & above	£207.12	£828.48	£899.99

Rates in New Romney, Greatstone, Littlestone, Lydd-on-Sea, Lydd, Newchurch, Ivychurch and St Mary's-in-the-Marsh			
Accommodation Type	Weekly	Four Weekly	Monthly
Shared accommodation*	£78.00	£312.00	£338.93
One bedroom	£143.84	£575.36	£625.02
Two bedrooms	£168.00	£672.00	£730.00
Three bedrooms	£207.12	£828.48	£899.99
Four bedrooms & above	£260.05	£1040.20	£1249.99

Rates in Elham			
Accommodation Type	Weekly	Four Weekly	Monthly
Shared accommodation*	£78.59	£314.36	£341.49
One bedroom	£136.93	£547.72	£594.99
Two bedrooms	£182.96	£731.84	£795.00
Three bedrooms	£224.38	£897.52	£974.98
Four bedrooms & above	£287.67	£1150.68	£1249.99

Please Note: Shared Accommodation rates apply to single occupiers under 35 years of age. Care leavers should be entitled to the 1 bed rate up until they turn 22. Please ask staff for more details.