

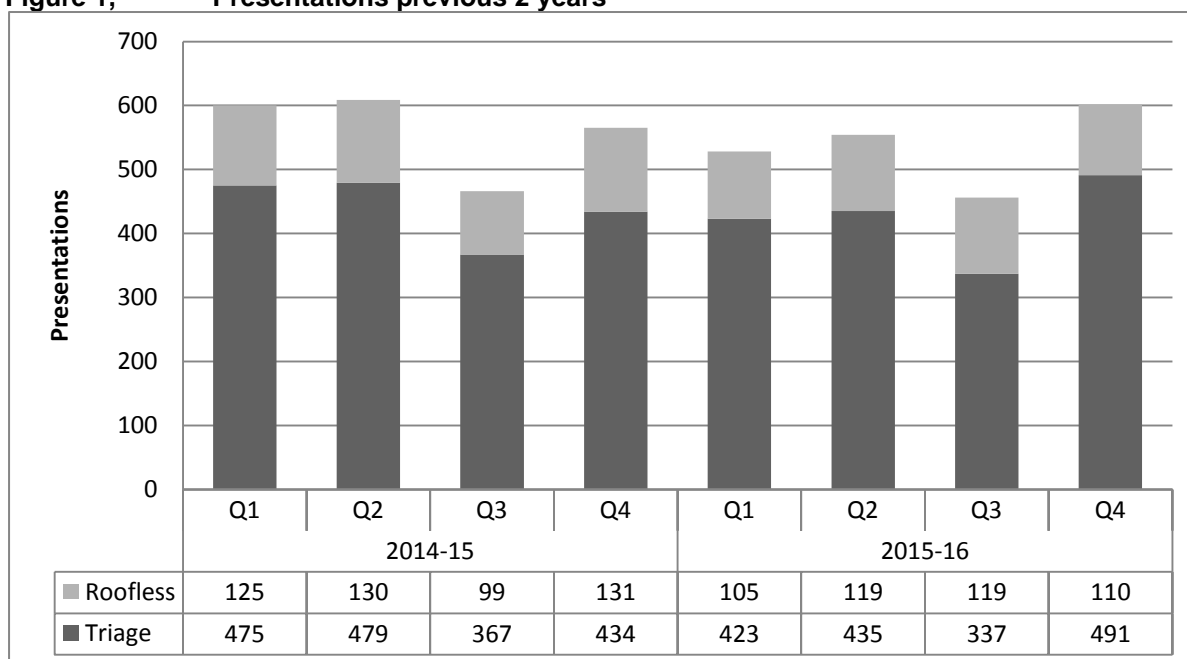
North Tyneside Housing Market - Quarter 4 Update: January 2016 to March 2016

This paper provides information on key homelessness statistics in North Tyneside. The majority of information is taken from the P1E return that councils submit to government on a quarterly basis.

Homeless Presentations

Figure 1 below shows the number of triage and roofless applicants for the last 2 years. Triage refers to all those who contact the Housing Advice Team. Roofless are those who have nowhere to stay on that night and are seen on the same day.

Figure 1, Presentations previous 2 years



A total of 601 presentations were made in quarter 4 of 2015-16, a significant increase compared with the number of presentations in quarter 3 of 2015-16 (456) and an increase from the corresponding quarter in 2014-15 (565). Homeless presentations normally rise significantly in quarter 4 after a fall in presentations in December.

The total number of presentations for 2015-16 was 2,139. This is slightly less than the 2,240 presentations in 2014-15 and continues a trend of falling presentations since 2012-13 (when the current method of recording presentation began).

Homeless Open Cases Acceptances and Preventions

The Housing Advice Team also records the number of homeless assessments during each quarter plus the number of homeless preventions – these are referred to as ‘opened cases’.

Figure 2 provides a breakdown over the past 5 quarters of the homeless assessments (i.e. those assessed under the legal criteria - Part 7 Housing Act 1996).

It shows the number of cases where homelessness was prevented by the Housing Advice Team.

Figure 2, Opened cases previous 5 quarters

	2014-15		2015-16				Total
	Q4	Total	Q1	Q2	Q3	Q4	
Opened cases:							
priority need	40	191	50	26	38	35	149
priority need, but intentionally	6	28	1	8	7	12	28
Eligible, not priority need	29	102	19	33	20	19	91
Eligible, not homeless	10	34	10	4	3	10	27
Ineligible households	-	1	1	1	0	1	3
Total homeless assessments	85	356	81	72	68	77	298
Preventions	139	500	156	129	100	89	474
Total	224	856	237	201	168	166	772

Source: P1E Returns

In the last quarter the number of households found to be in priority need has decreased from the previous quarter from 38 to 35 households, despite the number of presentations increasing. The number of households found to be in priority need is less than the corresponding quarter of 2014-15. The total number of households found to be in priority need for 2015-16 has fallen to 149 from 191 cases in 2014-15. This is the lowest number of cases in a quarter since 2011-12.

The number of homeless assessments has increased in quarter 4 from 68 in quarter 3 to 77. There has also been a decrease in the number of homeless assessments carried out from the corresponding quarter of 2014-15 from 85 to 77. The number of assessments in 2015-16 was 298, falling from 356 in 2014-15.

The total number of opened cases per quarter has decreased slightly in quarter 4 from the previous quarter and significantly from quarter 4 in 2014-15. A total of 772 assessments took place in 2015-16 compared with 856 in 2014-15.

Types of Prevention

For quarter 4 2015-16 there were 89 cases where the Housing Advice Team took positive action to prevent homelessness; 62 households were helped to stay in their homes without the need to make a homeless application and 27 households were helped to find alternative accommodation. Figure 3 and figure 4 show the type of prevention initiative undertaken.

Figure 3, Homeless prevention action enabling households to remain in their existing home:

	2014-15		2015-16				Total
	Q3	Total	Q1	Q2	Q3	Q4	
Mediation	0	0	0	0	1	1	2
Conciliation including home visits	44	154	50	48	19	32	149
Payment from homeless prevention fund	0	1	0	2	2	0	4
Debt Advice	2	10	3	2	2	2	9
Resolving Housing Benefit problems	0	1	2	0	1	0	3
Resolving rent or service charge arrears	1	9	1	0	3	0	4
Sanctuary scheme for domestic violence	0	1	2	0	2	0	4
Crisis intervention	0	0	1	0	0	1	1
Negotiation or legal advocacy	3	39	6	4	7	5	22
Other assistance to remain in rented home	23	87	21	22	14	20	77
Mortgage arrears interventions	0	1	1	2	0	1	4
Other	5	18	5	0	5	1	10
Total	78	321	91	80	56	62	289

Source: P1E returns

The majority of preventions this quarter are through conciliation (including home visits) which increased significantly from 19 cases in quarter 3 to 32 in quarter 4. Preventions through other assistance given to remain in a rented home have increased despite the overall fall in preventions. The only other significant contribution to enabling households to remain in their existing home in quarter 3 is through negotiation or legal advocacy.

Figure 4, Homeless prevention action helping households to move to alternative accommodation

	2014-15		2015-16				Total
	Q4	Total	Q1	Q2	Q3	Q4	
HMO	13	26	9	7	8	2	26
Private rented landlord incentive scheme	4	15	3	0	5	0	8
Private rented without landlord incentive scheme	11	24	12	6	4	2	24
Accommodation arranged with friends or relatives	18	39	11	14	5	6	36
Supported accommodation	4	24	9	5	4	2	20
Social Housing -move of existing LA tenant	0	0	1	0	1	0	2
Social Housing - offer of LA or RP home	10	48	12	14	14	15	55
Social Housing - negotiation with an RP	0	2	4	2	1	0	7
Low cost home ownership/market housing solution	0	0	0	0	0	0	0
Other	1	1	4	1	2	0	7
Total	61	179	65	49	44	27	185

Source: P1E returns

Prevention action helping households to move to alternative accommodation has decreased significantly from the previous and from the corresponding quarter in 2014-15. The 27 cases is the lowest figure for a quarter in the 4 years that this data has been recorded.

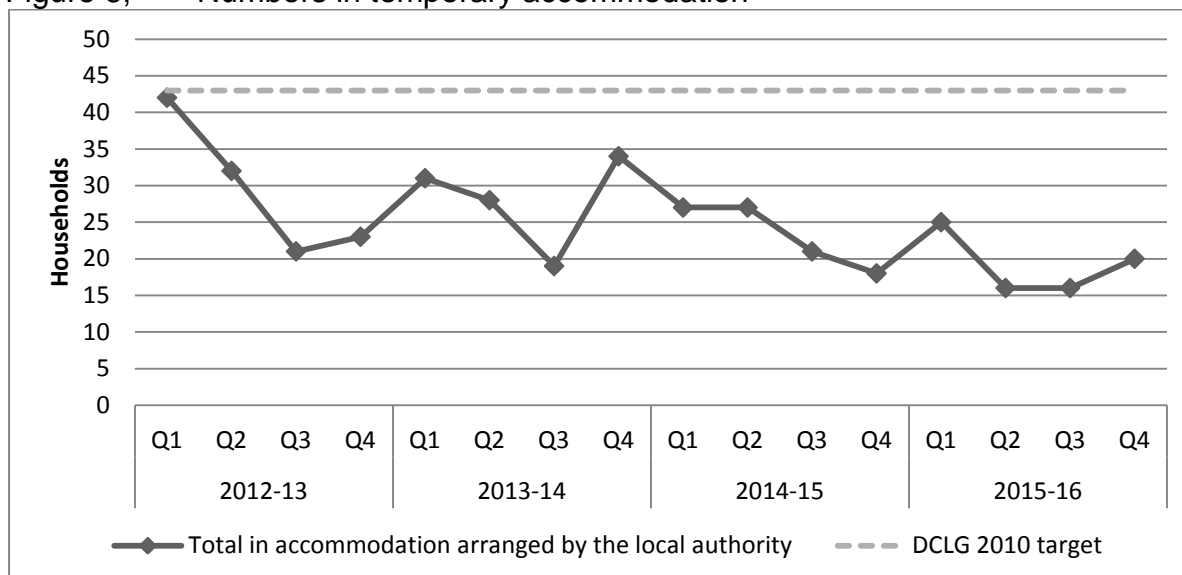
Sanctuary Scheme

The Sanctuary Scheme enables households at risk of homelessness through domestic abuse to remain in their own home if they wish to do so, through the implementation of safety measures. In quarter 4 the Sanctuary Scheme visited 14 clients and work commenced on 4 properties. In 2015-16 the Sanctuary scheme carried out 53 visits and works commenced on 17 homes.

Temporary Accommodation

Figure 6 shows the number of households in temporary accommodation (either within the councils own stock or in bed and breakfast hotels) at the end of each quarter. Households are placed in temporary accommodation if they are, or believed to be, eligible, homeless and in priority need. Pending a decision they are housed while their case is investigated and a formal decision made. If accepted as homeless and in priority need they will remain in temporary accommodation until they can move into a permanent home.

Figure 6, Numbers in temporary accommodation

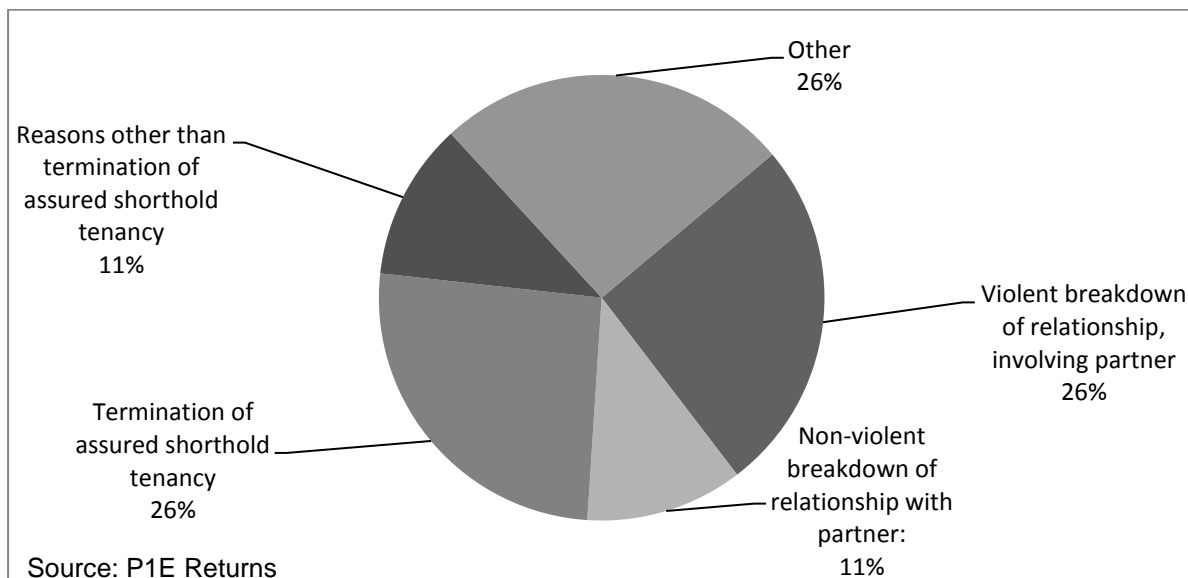


The number of households in temporary accommodation (either within the councils own stock or in bed and breakfast hotels) at 31st March 2016 was 20, up from 16 the previous quarter.

Reasons for homelessness

Figure 7 shows the reasons for homelessness, of those who were accepted as homeless and in priority need in quarter 4 2015-16.

Figure 7, Reasons for homelessness Q4 2015-16

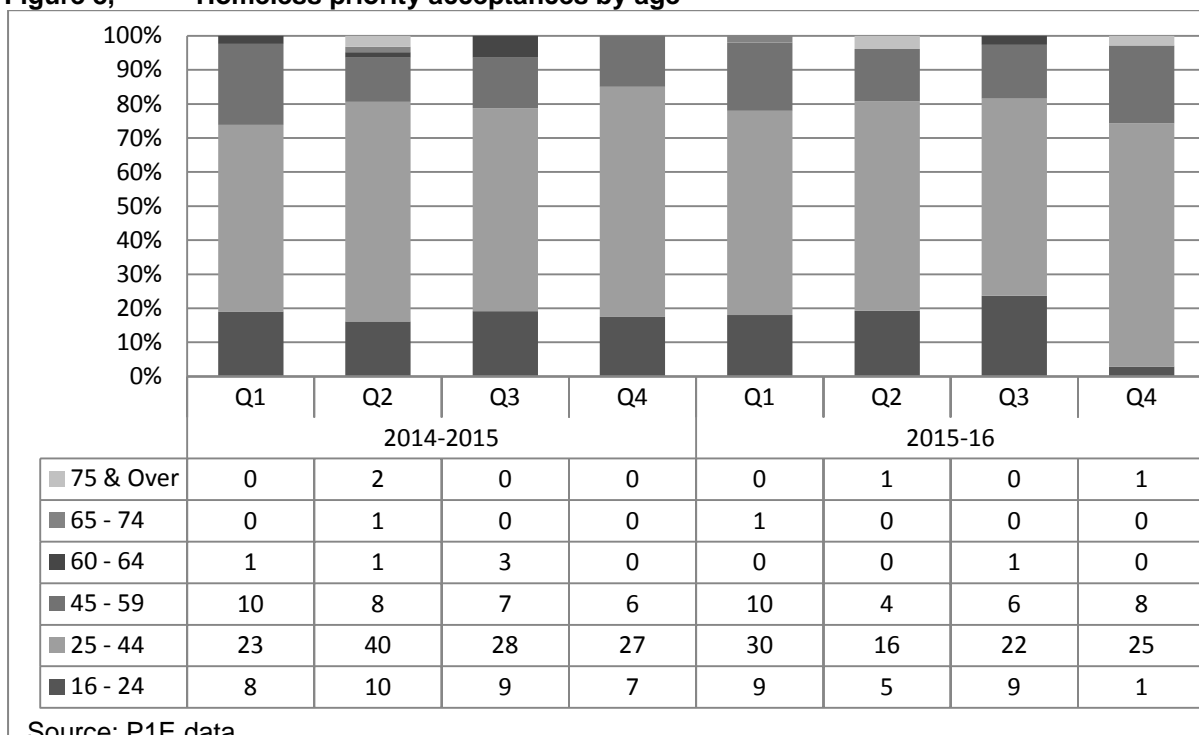


The main reasons for people becoming homeless was the termination of their assured shorthold tenancy (decreasing from 13 cases in the previous quarter to 9) and the violent breakdown of relationship involving a partner (decreasing from 11 cases in the previous quarter to 9). The termination of their assured shorthold tenancy was the leading reason for homelessness in 2015-16 (52 cases, down from 63 in 2014-15).

Age of homeless applicants

Figure 8 shows the age of those accepted as unintentionally homeless, eligible, in priority need in the previous 2 years.

Figure 8, Homeless priority acceptances by age

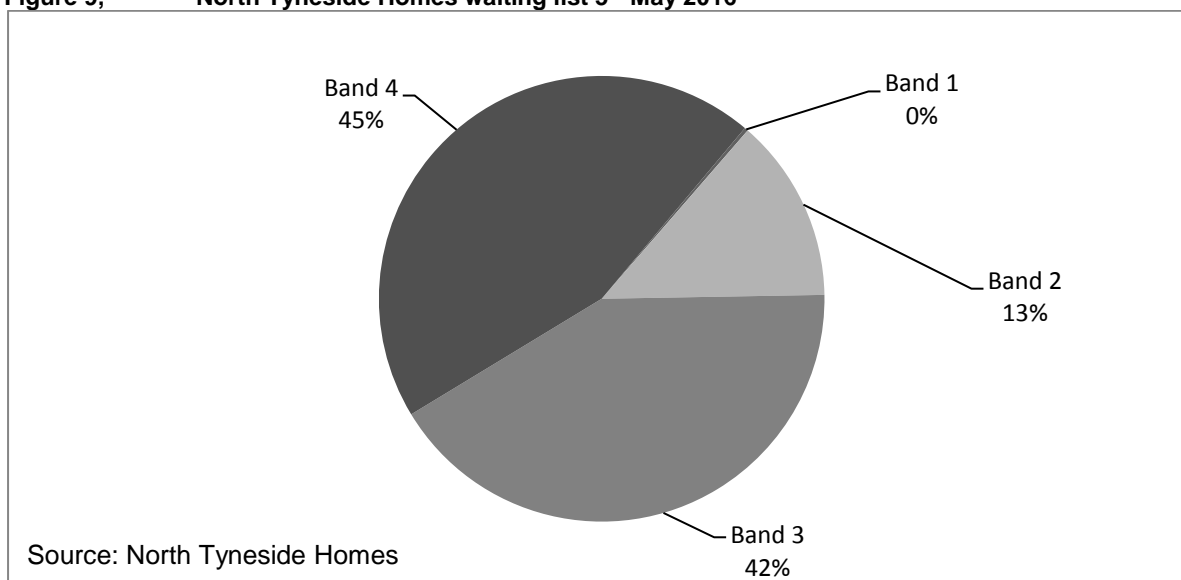


There was only 1 household under 25 found to be in priority need in quarter 4 of 2015-16, down from 9 cases in quarter 3. The 25-44 age group has the most homeless acceptances, increasing from 22 cases in the previous quarter to 25 cases in quarter 4.

Waiting List

At 5th May 2016 there were 4,577 applicants on the waiting list for social housing. Figure 9 shows a breakdown of Bands - with Band 1 being the highest priority.

Figure 9, North Tyneside Homes waiting list 5th May 2016



For further information contact the Housing Strategy Team on 0191 643 6204