

Homelessness Strategy 2013-2018

London Borough of Bexley

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Introduction

By ensuring that families and individuals have a place to call home we are creating the conditions for many other important things – improved education, a positive outlook on employment, health and wellbeing, reduced anti-social behaviour, and safer and happier communities. In Bexley we endeavour to make the process of finding somewhere to live easier, while pledging to improve the standard of housing in Bexley and to broaden the choice available.

The homelessness strategy is part of Bexley's joined-up early intervention and preventative approach, and is essential to ensuring a basis for thriving families and individuals in the borough.

The strategy has three main aims:

- *Aim 1: Provide families, children and young people with safe and secure accommodation while preventing homelessness occurring in the first place.*
- *Aim 2: Meet the housing needs of vulnerable people by providing flexible, multi-agency support to those in need while assisting in establishing settled and sustainable tenancies.*
- *Aim 3: Ensure opportunity and choice for housing and provide quality, short-term temporary accommodation when prevention is not possible.*

The three aims of the homelessness strategy sit alongside national, regional and sub-regional priorities.

National Priorities

Under the Homelessness Act 2002 a framework exists for local authorities to review homelessness in their area and to formulate a comprehensive strategy. It furthermore places a duty on local authorities to provide free advice and information about homelessness and preventing homelessness to everyone in their district and also to assist eligible individuals and families who are homeless or threatened with homelessness and in priority need.

National Context

In England in 2012 **53,450** households were accepted as homeless, **34,973** (65%) of these being families with children. An average of **52,040 households** lived in some form of temporary accommodation.

Reducing rough sleeping, particularly in major cities such as London, remains a challenge for the government. In Autumn 2012 **2309** people were rough sleeping on streets in England on any one night, a rise of **31%** from Autumn 2010.

Preventing homelessness is a priority for government and its cross-sector partner agencies, and the challenges are significant. In order to assist and prevent homelessness a number of national strategies and initiatives have been implemented since 2002, all of which Bexley's strategy is aligned with: :

- [Sustainable Communities: Settled lives, changing lives \(2005\)](#): establishes targets for homelessness prevention and use of temporary accommodation.
 - [No-one Left Out – Communities Ending Rough Sleeping \(2008\)](#): aimed to end more than one night rough sleeping in the UK by 2012.
 - [No Second Night Out \(2011\)](#): equips local people with the tools to tackle rough sleeping and to tackle second nights out on the street.
 - [The Localism Act \(2011\)](#): empowers local authorities to end their homelessness duty by finding private sector accommodation for households
- [Laying the foundations – a Housing Strategy for the Coalition Government \(2011\)](#): affordable housing reform.
- [Making Every Contact Count \(2012\)](#): ten local challenges for housing authorities to help ensure that households don't reach crisis point.

- [A Ministerial Working Group](#) has been established, with the aim of preventing and reducing homelessness, and improving the lives of those people who do become homeless.
- [Welfare Reform Act \(2012\)](#): restricts the amount of Housing Benefit that claimants can receive through the Benefit Cap and Local Housing Allowance, while defining the number of bedrooms a working age household in social housing is entitled to.

Regional priorities

As well as working alongside national initiatives the Bexley Homelessness Strategy links to a number of regional projects, notably those set by the Greater London Authority. Some of the key pan-London initiatives are:

- The Mayors' revised London Housing Strategy 2011-2015 details his vision for tackling homelessness in Greater London.

Regional Context

In 2012 **15,220** Greater London households were accepted as homeless, representing 28% of the England-wide total.

10,456 (69% of the Greater London total and 30% of the England-wide total) were families with dependents.

An average of **37,738** (73% of the England-wide total) households lived in some form of temporary accommodation.

A total of **6437** slept rough in London at some point during 2012/2013, a **13%** increase on the previous year. **88%** of rough sleepers in 2012/2013 were male; the majority (**56%**) of all rough sleepers in London were aged 25-45 and **11%** were below the age of 25.

- The Rough Sleeping Commissioning Framework, with an allocated budget of £34 million for 2011-2015.
- Better and more integrated support from partners, including the voluntary sector for reducing rough sleeping
- An affordable homes building programme which sets a target of 55,000 new builds by the end of March 2015.
- This strategy is guided by the Mayor's Rough Sleeping Group which in 2013 succeeded the London Delivery Board. Services commissioned using the £34m 2011-2015 homelessness budget include the "No Second Night Out" service". The Mayor is also responsible for a £5m Social Impact Bond for services targeted at individuals stuck in a cycle of repeat rough sleeping.
- The South East London Housing Partnership Homelessness Group is responsible for formulating joint approaches to homelessness prevention and the provision of temporary accommodation. The groups aims are: support families affected by Welfare Reform to sustain their tenancies; maximise access to private rented sector to meet housing needs; and deliver a sub-regional single homelessness programme and a revised rough sleeping plan.

Bexley Priorities

Since the publication of Bexley's last Homelessness Strategy in 2008 it is possible to observe a number of trends.

Bexley Context

- Between 2008 and the end of 2012 an average of **52 homeless** households a month were assessed as homeless and in priority need in Bexley, a total of **3140** across the five years.
- Between 2008 and the end of 2012 there has been a general increase in the number of households accepted as homeless, with significant increases following 2010. The highest number of acceptances in a year was **331 in 2011** and the lowest was **114 in 2009**. During the period 2008-2012 Bexley saw a yearly average of **224** householders accepted as homeless.
- The most common reason for homelessness among households eligible for assistance between 2008-2012 was that their parents, other relatives or friends were unable to accommodate them, accounting for almost one third (**32%**) of the total number. The second highest single reason was termination of assured shorthold tenancy (**17%**).
- There was a decrease in the use of temporary accommodation from 2008 – 2010, a plateauing between 2010 and end of 2011, followed by a sharp increase in use between 2011 and the end of 2012. The most common type of temporary accommodation used by Bexley is self-contained (**71%**).
- The percentage of Black British homeless applicant households (19%) is proportionately greater than the percentage of the black population in Bexley (9%). More black households present as homeless than all other BME households combined. The percentage of Asian households presenting as homeless is proportionate to the total Asian population in Bexley (3%), while the number of homeless white British is lower than would be expected in percentage terms.
- In the past decade there has been a significant increase in the use of Private Rented Sector properties in Bexley, from 7.4% of total tenure in 2001 to 11.4% in 2011. In contrast to this there has been a decrease in the owner occupied tenure, from 78% in 2001 to 72% in 2011.

Local Challenges

Looking ahead to 2018 a number of challenges face homelessness prevention work, many of which overlap.

- **Welfare Reform**

It is anticipated that key elements of the government's Welfare Reform agenda, notably the Benefit Cap, the Removal of the Spare Room Subsidy and Universal Credit, could contribute to an increase in rent arrears, evictions and the number of households presenting themselves as homeless. In Bexley as of September 2013 there were 202 households affected by the Benefit Cap, 1400 under occupiers and an estimated 18,000 benefit claimants due to migrate to Universal Credit from 2015 onwards. This challenge appears even greater when considering the steady rise in the number of Housing Benefit claimants in the borough.

- **Changes to the Shared Room Rate**

Under the new Local Housing Allowance rules the maximum amount single people aged under-35 (with no dependants) can get is set in relation to the cost of renting a room in a shared house or flat, rather than the cost of renting a self-contained property. In Bexley single residents under-35 may struggle to find secure, long-term property if facing social or economic difficulty, contributing to a rise in under-35s presenting themselves as single homeless.

- **Migration to Bexley**

Evidence suggests that an increase in rental prices and mortgage values across inner-London, along with the effects of Welfare Reform, is leading to households looking to outer-London boroughs for accommodation. An indicator of this trend is the **17 % increase** in Housing Benefit claimants in the borough between the middle of 2009 and the end of 2012. This increase is likely to put further pressure on all tenures in Bexley, both in terms of availability and affordability.

- **Changing Demographics**

An ageing population in Bexley, notably with the growth of the over-65 community in the past decade, will present new challenges to the local authority and the way that we deliver services in the borough.

- **Increased Demand in the Private Rented Sector**

The steady increase in population size, as well as a static owner-occupier sector since 2008, will affect Housing Benefit claimants' ability to secure private rented properties (56% of the sector in August 2013). Increasing the supply of tenants for landlords appears to result in a narrowing of options for Housing Benefit claimants, with the majority landlords in Bexley admitting that they are less likely to let to this group as a result of the changes to welfare benefits.

Landlords in Bexley state failure to pay rent and the prospect of universal direct rent payment by clients (as opposed to payments from Benefit Services) as the main reasons for not letting properties to Housing Benefit claimants.

Aim 1: To provide families, children and young people with safe and secure accommodation while preventing homelessness occurring in the first place.

Providing families, children and young people with safe and secure accommodation is a priority for Bexley, and we recognise this as being fundamental to pursuing education, maintaining health, accessing employment and participating in community life. We also recognise that patterns of homelessness and/or inadequate housing can be disruptive to a child's development and increase the likelihood of low educational attainment, anti-social behaviour and poor health.

Vulnerable young people and families in Bexley face many challenges that could lead to increased housing need. Understanding the nature of the problem, the challenge we face and the approach required will be crucial to homelessness prevention.

Current Context

- Between 2008 and the end of 2012 an average of **48 homeless families a month** were assessed in Bexley, a total of **2884** over the five years.
- **63% (736)** of vulnerable homeless households eligible for assistance unintentionally homeless and in priority need were vulnerable due to having at least one dependent child.
- **10% (118)** of vulnerable homeless eligible for assistance unintentionally homeless and in priority need were vulnerable due to having a pregnant household member, with no other dependent children.
- The vast majority of homeless households assessed between 2008 and the end of 2012 consisted of at least one dependent and two parents (**72%**), while single parent households made up **20%** of homeless presentations.
- The majority of accepted homeless households with children contained only 1 dependent (**61%**), while **31%** had 2 children and **18%** had 3 or more. It could be suggested that the majority of accepted homeless families are generally young families with only one child, rather than larger, well established families. It is possible to suggest that these households are more vulnerable and at greater risk of homelessness, perhaps due to insecure finances or tenure. Homelessness among younger, less well established families may be linked to the primary homelessness trigger - parents, other relatives or friends no longer being able to accommodate.
- There has been a steady decline in the number of homeless 16-17 year olds assessed, from **205 in 2008 to 122 in 2012**. There has been a general decline in Children in Need assessments carried out on homeless 16-17 year olds, and the number of 16-17 year olds provided with accommodation has remained roughly the same, apart from a slight decline to **34** in 2012. **11 (1%)** of vulnerable homeless eligible for assistance, unintentionally homeless and in priority need were vulnerable due to being 16-17 years old, a statistic which possibly links to leaving care or the cessation of support from parents, family or friends.

Key Actions around families, children and young people

We, along with our partners, aim to provide prevention and early intervention to minimise homelessness occurring in the first place. Where this isn't possible we will work in partnership with other agencies to meet the needs of specific homeless client groups and provide appropriate housing to minimise the risks.

Families and children:

- Maintain duty to assist children in need (Children Act 1989), which may include people not eligible for assistance under housing legislation.
- Continue to build multi-need intervention across the council to 'Troubled Families' through the Family Intervention Programme.
- Uphold, housing support, counselling and advice from specialists for victims of Domestic Violence, as well as signposting to Women's Aid, Crisis Intervention Team, Victim Support, Refuge, Centre, the CAB and to BCU counselling.
- Use of Multi-Agency Public Protection Arrangements (MAPPA) to help understand the risk of various client groups and to provide housing to minimise this risk.
- Provide on-going strategic planning through the Multi-Agency Risk Assessment Conference (MARAC), which is a joined-up community response to domestic abuse.
- Offer 1-to-1 counselling from the Family Mediation Service to prevent homeless among young people at risk of becoming Looked After Children.
- Assess whether the Council has a duty under the National Assistance Act or Children Act to assist patients who are not eligible for assistance under housing legislation.
- Multi-agency approach to identifying and then supporting families impacted by Welfare Reform.
- Provide Universal Services across the council to work with vulnerable families and children prior to escalation.
- Maintain Close links between Children's Services, Community Engagement and Housing to provide all encompassing support for vulnerable families.

Young people:

- Work with social services for the provision of accommodation for 16 and 17 year old young people who may be made homeless and/or require accommodation.
- Partnership with London Youth Gateway, a pan-London service which signposts to advice, support and training agencies for 16-25 year olds in housing need.
- The provision of youth engagement and youth diversion activities through the Early Intervention Service.

Aim 2: Meet the housing needs of vulnerable people by providing flexible, multi-agency support to those in need while assisting with establishing settled and sustainable tenancies.

Vulnerability among homeless households comes in many forms, ranging from old age to physical disability and drug dependency to mental disability. The data below takes into account households with dependent children and households containing a pregnant women, detailed in the previous section.

In partnership with organisations in the voluntary sector the London Borough of Bexley provides an array of services for vulnerable homeless people. People presenting as homeless in Bexley, either as part of a family or as a single person household will often require some form of support or carry a complex social or medical need.

Current Context

- Of the total number of homelessness presentations made between 2008 and the end of 2012 **37%** were considered vulnerable, many requiring multi-agency support from the local authority and/or partner organisations.
- The number of domestic violence cases presenting/assisted has varied annually between 2008 and the end of 2012, with the highest number (**24**) in 2008, the lowest (**6**) in 2010 and a median of **15**. New terms median rather than average This can be viewed alongside the **11%** of accepted homeless households who listed a violent breakdown of relationship involving a partner or associated persons as the main reason for homelessness. **5 (0.4%)** of vulnerable homeless households eligible for assistance, unintentionally homeless and in priority need were vulnerable due to domestic violence. From 2013 Bexley will be using the new definition for domestic violence - which incorporates emotional, psychological and financial abuse – and therefore an increase in the figures above will be expected.
- Individuals or a member of a household assessed as homeless with a mental illness or disability accounted for **5% (54)** of the total number considered vulnerable between 2008 and the end of 2012. It is predicted that the number of Bexley residents with a common mental disorder aged 18-64 will rise steadily between 2012 and 2018, with an estimated increase of **1327**. The same trend is predicted among the total population predicted have a learning disability, with an increase of **261** between 2012 and 2018.
- Individuals or a member of a household assessed as homeless with a physical disability accounted for **7% (79)** of the total number considered vulnerable between 2008 and the end of 2012.
- Alcohol and Drug Dependence was recorded as the main vulnerability for 3 individuals or members of a household assessed as homeless between 2008 and the end of 2012. The low figure can be explained due to these applicants being assessed and recorded as having another primary vulnerability, for example physical disability or mental illness. It is predicted that the number of Bexley residents with either a drug or alcohol dependency will steadily increase by **6% (763 individuals)** between 2012 and 2018.
- **2% (26)** of homeless households assessed between 2008 and the end of 2012 were vulnerable due to old age.
- **1% (9)** of homeless households assessed between 2008 and the end of 2012 were vulnerable due to having recently been in custody/on remand.

Key Actions – 2013 - 2018

- Identify the risk and support required by clients through multi-agency work, before the threat of homelessness becomes urgent
- Since April 2012 Bexley has been responsible for commissioning drug and alcohol misuse services, including prevention, treatment and recovery. This has allowed for closer, more efficient work between Housing, Adult's Services, Health and the NHS.
- From the end of 2013 Bexley Housing Services will be operating under a new housing allocations policy, which takes reasonable preferences to those with specific needs so as to avoid homelessness. The new policy prioritises homeless households by making direct offers where homelessness cannot be prevented.
- Make provision for residents with a sufficient level of social or medical need under the new housing allocations policy.
- Refer non-priority clients to partner organisations, for example single homeless to St. Giles and St.Mungo's, for further support and temporary relief.
- Where necessary offer support to residents who have been referred to the No Second Night Out Scheme
- Incorporate the new Hospital Discharge Partnership Protocol between the London Borough of Bexley and Oxleas NHS Trust to partnership working to assess and meet the housing needs of patients prior to discharge.
- Once assessment on patients discharged from hospital has been made both the patient and Oxleas NHS Trust will be informed of the outcome within 33 days of commencement.
- Work with MAPPA and ex-offenders through National Offender Management Service
- Financial and housing advice is offered to households impacted by the Benefit Cap, while assistance with moves, whether this be through the housing register, setting up a transfer or moving into the private rented sector, is available for tenants under occupying their social rented property. Assistance with moves to other local authority areas may be available to households who wish to relocate to a more affordable area.

Aim 3: Ensure opportunity and choice for accommodation and provide quality, short-term temporary accommodation when prevention is not possible.

Providing families and individuals with the right housing options at the right time is essential to reducing homelessness and overcrowding. In order to meet need we aim to increase the supply of social housing in the borough while making best use of the private rented sector.

We aim to make the journey from homelessness to securing permanent accommodation as short as possible and the use of temporary accommodation is carefully controlled in order to ensure a high standard of property management.

Current Context

- Between 2008 and the end of 2012 there was a gross population increase of an estimated **10,000 persons** in Bexley (an average of 2000 a year), with a projected further increase of **16,000 persons** (an average of 3200 a year) between 2013-2018. This is in line with the pan-London trend, with a projected continual rise beyond 2018.
- Between 2008 and the end of 2012 there was a total of **1630 new homes completed** in the borough, an average of **326** each year. Using the average Bexley household composition size from 2011 this equates to **1 new home to every 3 new households** in the borough between 2008 and 2012. If current levels of house building and the size of households remain the same throughout the period of this strategy we can expect to see an estimated **1 new home to every 4 new households** in Bexley.
- The number of new affordable homes in Bexley steadily increased between 2008 and 2012, from **150 to 350** a year.
- There was a decrease in the use of temporary accommodation from 2008 – 2010, a plateauing between 2010 and end of 2011, followed by a sharp increase in use between 2011 and the end of 2012. The most common type of temporary accommodation used by Bexley is self-contained (**71%**).

Key Actions 2013-2018

Supply of Social Housing

In a private development of 10 or more homes the Council seeks to secure the maximum reasonable amount of affordable housing. This means a minimum of 35% of units will be affordable housing, of which a target of 70% will be social rented housing and 30% will be intermediate housing, unless otherwise agreed. Where a developer suggests that site viability does not permit full provision at the level required, this position will need to be demonstrated through a full financial appraisal before any agreement is made to amend the mix of tenures and then to reduce the proportion of affordable housing.

Where possible, contributions from any available funds, e.g. grants from the Greater London Authority (GLA), will be sought to bring marginal or unviable schemes to viability.

In addition, as with market housing, the affordable housing mix should reflect the need for a variety of dwelling sizes. In this respect, a balance between unit sizes will be sought from individual schemes, where appropriate.

Housing Options and the Private Rented Sector

Residents in the social rented, private rented and home ownership sectors are supported by a Housing Options service which offers support through rent direct, access to affordable property, tenancy sustainability, shared ownership and other immediate housing products.

Bexley will continue to develop links with landlords and estate agents in the private rented sector as a means to ensuring quality, sharing best practice and supporting vulnerable residents in the sector. This is especially relevant in helping to safeguard tenures among Housing Benefit claimants, which account for over half of tenants in the private rented sector.

Housing Allocations, Priority for Homeless

The Bexley Housing Allocations policy was revised in spring 2013. The two significant revisions to the allocations policy are as follows: closed register - priority groups will be defined by legislation or by the local authority's allocation scheme; and Local connection - priority groups must meet the local connection criteria of having lived in the borough for the two years immediately prior to the application being made.

Applicants to the housing register who are deemed unintentionally homeless are considered to have reasonable and additional preference. Homeless applicants will be placed in Band 3 of the allocations register, and will be made a direct offer on an available property. The size of the property offered will be based on the social sector size criteria.

The local connection criteria will be waived for homeless applicants on the allocations register prior to the adoption of the new policy.

Where possible, Bexley will look to increase the options available to residents through making use of the powers in the Localism Act to discharge duty into the private sector where this appears to be the most suitable option.

Journey from Homeless to Home

Bexley have robust arrangements for guaranteeing the supply of suitable accommodation. By entering into a contract with suppliers of accommodation to ensure that properties are always available when needed, we avoid the use of hotels and B&B accommodation. This supply of emergency accommodation enables the resident to be suitably housed whilst their homeless application is assessed. Once a decision has been made to accept a duty then care is taken to match the clients with vacancies in the local authorities' supply of private sector leased properties. It is from these properties that we look to prioritise accepted cases and make a direct offer of social housing which meets their needs. In some cases the need can best be met through the private sector and this is used in certain cases. The policy is to make one suitable offer; should this be refused by the client then the duty to house has been discharged.

We aim to avoid the need for temporary accommodation by making early decisions on a homeless application, while improving the experience and limiting disruption caused to the household. Shared accommodation will be used for the minimum amount of time and we will inspect all accommodation to ensure it is safe and of an appropriate standard.

The Aim	How the aim will be achieved?
<p>Aim 1: Provide families, children and young people with safe and secure accommodation while preventing homelessness occurring in the first place.</p>	<p><i>Families and children:</i></p> <ul style="list-style-type: none"> • Maintain duty to assist children in need (Children Act 1989), which may include people not eligible for assistance under housing legislation. • Continue to build multi-need intervention across the council to 'Troubled Families' through the Family Intervention Programme. • Uphold, housing support, counselling and advice from specialists for victims of Domestic Violence, as well as signposting to Women's Aid, Crisis Intervention Team, Victim Support, Refuge, Erith Law Centre, the CAB and to BCU counselling. • Use of Multi-Agency Public Protection Arrangements (MAPPA) to help understand the risk of various client groups and to provide housing to minimise this risk. • Provide on-going strategic planning through the Multi-Agency Risk Assessment Conference (MARAC), which is a joined-up community response to domestic abuse. • Offer 1-to-1 counselling from the Family Mediation Service to prevent homeless among young people at risk of becoming Looked After Children. • Assess whether the Council has a duty under the National Assurances Act or Children Act to assist patients who are not eligible for assistance under housing legislation. • Multi-agency approach to identifying and then supporting families impacted by Welfare Reform. • Provide Universal Services across the council to work with vulnerable families and children prior to escalation. • Maintain Close links between Children's Services, Community Engagement and Housing to provide all encompassing support for vulnerable families. <p><i>Young people:</i></p> <ul style="list-style-type: none"> • Work with social services for the provision of accommodation for 16 and 17 year old young people who may be made homeless and/or require accommodation. • Partnership with London Youth Gateway, a pan-London service which signposts to advice,

	<p>support and training agencies for 16-25 year olds in housing need.</p> <ul style="list-style-type: none"> • The provision of youth engagement and youth diversion activities through the Early Intervention Service.
<p>Aim 2: Meet the housing needs of vulnerable people by providing flexible, multi-agency support to those in need while assisting in establishing settled and sustainable tenancies.</p>	<ul style="list-style-type: none"> • Identify the risk and support required by clients through multi-agency work, before the threat of homelessness becomes urgent • Since April 2012 Bexley has been responsible for commissioning drug and alcohol misuse services, including prevention, treatment and recovery. This has allowed for closer, more efficient work between Housing, Adult's Services, Health and the NHS. • From the end of 2013 Bexley Housing Services will be operating under a new housing allocations policy, which takes reasonable preferences to those with specific needs so as to avoid homelessness. The new policy prioritises homeless households by making direct offers where homelessness cannot be prevented. • Make provision for residents with a sufficient level of social or medical need under the new housing allocations policy. • Refer non-priority clients to partner organisations, for example single homeless to St. Giles and St.Mungo's, for further support and temporary relief. • Incorporate the new Hospital Discharge Partnership Protocol between the London Borough of Bexley and Oxleas NHS Trust to partnership working to assess and meet the housing needs of patients prior to discharge. • Once assessment on patients discharged from hospital has been made both the patient and Oxleas NHS Trust will be informed out the outcome within 33 days of commencement. • Work with MAPPA and ex-offenders through National Offender Management Service • Financial and housing advice is offered to households impacted by the Benefit Cap, while assistance with moves, whether this be through the housing register, setting up a transfer or moving into the private rented sector, is available for tenants under occupying their social rented property. Assistance with moves to other local authority areas may be available to households who wish to relocate to a more affordable area.

Aim 3: Ensure opportunity and choice for housing and provide quality, short-term temporary accommodation when prevention is not possible.

- Ensure 35% affordable housing in a private development of 10 or more homes. 70% of this number will be social rented housing and 30% will be intermediate housing.
- Support with a range of housing tools offered to residents in the social rented, private rented and home ownership sectors through a Housing Options service.
- Continue to develop links with the private rented sector in Bexley to help guarantee supply and quality for vulnerable tenants, especially Housing Benefit tenants who fall into this category.
- A revised Bexley Housing Allocations policy reasonable and additional preference for unintentionally homeless households, as well as considering homeless applicants regardless of the 2 year residency/local connection criteria.
- To the increase the options for homeless households available Housing will discharge duty into the private rented sector.
- Ensure that early decisions are made and avoid the need for temporary accommodation where possible.
- Avoid the need for temporary accommodation where possible and improving the experience and limiting the disruption when permanent accommodation is not an option.
- Use shared accommodation for the minimum time possible.
- Inspect all accommodation to ensure it is safe and of an appropriate standard.
- Under the new housing allocations policy direct offers will be made to eligible homeless applicants.
- Look to lease properties in the private sector through a dedicated private sector leasing scheme.
- Improve choice through the GLA London Moves.
- Explore the options of out of borough affordable housing.