

Annexe A

Homelessness Performance 2022/23, legal background, general information and statistical context.

1. To continue to develop the service and statistical recording to comply with the Local Authority's duties under The Homeless Reduction Act 2017 (HRA17), which came into force on 03 April 2018.
2. In addition to the legal duties under HRA17, there is a national target to eliminate rough sleeping by 2027.
3. CYC Housing Options and Support Team include Housing Options Team (Housing Options Workers, Housing Options Support Workers, Youth Homeless Workers), Housing Registrations Team including Specialist Housing Adviser (frail elderly and disabled), Temporary Accommodation Team (including accommodation based at James House Dispersed Temp Accom, B&B placements, Refugee Support and YorHome (PRS Lettings), Resettlement Services, including Peasholme Centre, Howe Hill for Young People, Rough Sleeping Housing Navigators, Specialist Mental Health Practitioners, Private Sector Workers, AFEO worker (PRS offenders) Housing first and RSAP and Single Access Point Officer. This report does not cover CYC Gypsy and Traveller Service.
4. Main achievements of 2022/23 were
 - a. To work with partner agencies and Department for Levelling Up Housing and Communities, (DHLUC) to tackle rough sleeping in York. In 2019/20 CYC secured £215,234 **Rough Sleepers Initiative** (RSI) and £139,131 **Rapid Response Pathway** (RRP) these funding streams were combined in 2022/23 into one stream RSI funding in 2022 and York was allocated a 3 round of £1,349,100 funding for posts pertinent to prevention and recovery of rough sleeping. The Rough Sleeper Housing Navigator Team and other RSI funded staff work in conjunction existing services, TEWV, ASC, Carecent, Changing Lives Drug and Alcohol Services, Community Safety, North Yorkshire Police and York BID to tackle rough sleeping, street drinking and begging. The team has had a significant success with a complex client group.
 - b. Change to service delivery was required to ensure any gaps left in rough sleeper triage support due to the ending of the Salvation Army contract were filled, this included priority coordination of emergency beds and a service to work with newly homeless people and people who are ready to come in off the streets also referral into accommodation services.

- c. Continued work with the Business Change Team and the Open Housing integrated housing wide IT system is now well embedded and many early teething issues resolved or work arounds are in place and resolutions to these work arounds being planned with CAPITA the software provider, the system is becoming more efficient.
- d. Ordnance Lane re-provision: is no longer being used and the redevelopment of this site is now progressing.
- e. Joint working relationships with Tees, Esk, Wear Valley NHS Trust (TEWV) for specialist mental health practitioner posts which is jointly funded through RSI monies and TEWV, providing 2 Mental health clinicians to work with the Navigators giving more specialised access to MH support for rough sleepers and access to relevant IT systems, meetings and providing appropriate clinical supervision.
- f. Ongoing work (Adult Social Care Commissioning Team lead) on a possible future commission for a Mental Health Resettlement Pathway with housing first with 2 year pilot being proposed using Holgate Road Hostel as the accomodation. The housing first part of this model has been up and running for over 2 years and is now at its capacity with 3 housing first workers, offering up to 21 housing first accomodation to people who could be described as being high cost , high risk individuals with Severe and enduring mental health issues.
- g. CYC working in partnership with Changing Lives and St Annes opened up a 3 bedded shared accomodation for 3 MEAM and Navigator customers using the principles of Housing first, the 3 customers expressed a desire not to live alone, this is a joint permanent tenancy for the 3 customers and has daily 5 hours of support from St Annes and regular support from MEAM and navigators, Housing management, local area coordinators, north Yorks Police.
- h. Rapid Rehousing cases since the launching of the Open Housing York Allocations flexibility with the York policy is offering multi-agency approaches for vulnerable applicants with rapid pathways to rehousing, many of these referrals come from Social care and are usually customers placed in very expensive supported living schemes some out of area, and they no longer require the levels of support, swift housing packages are put together combining this with support/care packages and general needs accomodation, and as a result saving the authority budgets. A large number also come from probation and are exceptionally vulnerable offenders who for a variety of reason are single homeless/rough sleepers but do not really require the levels of support offered in the resettlement process.

- i. Crombie House a previous dispersed temporary accommodation for homeless after being decommissioned due to the opening of James House and the land proposed to be redeveloped in the future, has temporarily being brought back into use to act as a overspill accommodation for single homeless people due to increased pressure on the resettlement services, this is being managed by the team at Howe Hill who are located nearby.

Legal Changes in 2022/23.

National grant framework.

5. Homelessness Prevention Grant 23/24 onwards. The government amended the funding arrangements for the Homelessness Prevention Grant for 2023/24 onwards to make sure the distribution of funding is reflective of current pressures and demand in areas across England, improve understanding of how the grant is used in practice, and enhance the quality of homelessness data, York benefited positively from this with an increase in this funding increases and decreases in this funding pot were at 5% in 23/24 and 10% 24/25.
6. Single Homelessness accommodation Programme, this was a 2nd round of funding to increase accommodation for rough sleepers nationally by 3200 properties, York had been successful and were selected to be able to bid in the first round of this funding formerly known as the rough sleepers accommodation programme (RSAP) unfortunately we were not selected in the second round to be able to bid for this money as our rough sleeper figures were too low.

Homelessness.

2022/23 the Government made a number of changes to the Homelessness Code of Guidance for Local Authorities namely:

7. Eligibility Changes to the Allocation of Housing and Homelessness (Eligibility)(England) and Persons Subject to Immigration Control (Housing Authority Accommodation and Homelessness)(Amendment) Regulations on numerous occasions including:
8. 10.6.22 – Provision of housing accommodation and assistance to a person in the UK who has limited leave to remain granted in accordance with

Appendix Ukraine Scheme of Immigration Rules pursuant to an application made by that person within the UK.

9. 30.1.23 – Ensuring continued eligibility for confirmed victims of human trafficking or slavery for an allocation of accommodation and/or homelessness assistance following a change to their classification under the Immigration Rules.
10. 15.5.23 – To include people who were residing in Sudan before 15.4.23 and left Sudan in connection with the violence are eligible.
11. Section 8 of the Armed Forces Act 2021 came into force on 22nd November, 2022 which basically requires local authorities to revise their homelessness strategies and housing allocation schemes to address the housing needs of current and former military personnel.
12. On 29th August, 2023 the Definition of Intentional Homelessness was changed (s191 Housing Act 1996) to include being unintentional from Supported Exempt Accommodation in certain circumstances.

Private Rented.

13. In terms of the private sector, the Rent Reform Bill that sets to abolish s21 no fault evictions has being delayed as the Government didn't undertake an the equality impact assessment before listing the bill.

The second reading before the Housing of Commons should take place within the next month. However, it then has to be approved by the House of Lords before it can get Royal Assent so it's unlikely that any of the major changes will be coming into force any time soon. One of the main points will be for Housing Associations and Starter Tenancies as they use Assured shorthold tenancies and if they don't exist then that causes problems for them.

Agreement also needs to be sought for all the new Grounds for Possession.

Local Authority Housing.

The Social Housing (Regulation) Act 2023 got its Royal Assent.

14. It is intended to ‘facilitate a new, proactive approach to the regulation of social housing landlords on consumer issues such as safety, transparency, and tenant engagement, with new enforcement powers to tackle failing landlords’ and ‘will support a strong consumer regulatory regime which will drive a significant change in landlord behaviour, and ensure landlords focus on the needs of their tenants and are held to account for their performance’.

The new statute’s provisions include:

- Strengthening the Regulator of Social Housing’s powers to carry out regular inspections of the largest social housing providers;
- Give the Regulator of Social Housing power to issue unlimited fines to rogue social landlords.
- Additional Housing Ombudsman (HO) powers to publish best practice guidance to landlords following investigations into tenant complaints.
- Powers to set strict time limits for social landlords to address hazards such as damp and mould.
- New qualification requirements for social housing managers.

On the same day as the Act received Royal Assent the Government responded to the DLUHC Select Committee Report on the regulation of social housing by saying that the Secretary of State would set out requirements for landlords to address hazards such as damp and mould in social homes within a fixed period. The details of the requirements themselves including time limits for action, will be settled through consultation, which will take place during the six months from Royal Assent, with the aim of bringing the requirements into force by Summer 2024.

This comes after the tragic death of Awaab Ishak and the findings of the Coroner into systemic failings. The Housing Ombudsman did a report gives a flavour of how the Government regulation is likely to impact.

<https://www.housing-ombudsman.org.uk/wp-content/uploads/2023/03/P49-RBH-FINAL-200323.pdf>

Rough Sleeping and Resettlement Services.

15. The official street count (number of rough sleepers as defined by and reported to DHLUC has reduced from a recent high of 29 (in 2017) However we have seen in increase during this year up to 9.

Region	2017	2018	2019	2020	2021	2022	Change	
							Number	%
York	29	9	7	3	4	9	+5	+55.5
Yorkshire and the Humber	207	246	242	181	166	170	+4	+2.3%
England	4751	4677	4266	2688	2440	3069	+629	+19.3%

16. The increase York is due to the aftermath of the pandemic and opening back up and issues associated to the cost of living crisis we have seen a change in the demographic of rough sleepers to the majority of people coming into York from areas and rough sleeping here and a number of people with complex needs who have accommodation they can access. The national picture of rough sleeping is on the increase, our percentage level in York is unduly affected due to having low numbers.

Services for rough sleepers.

In 2022/2023 Rough Sleeper Housing Navigators worked with 209 customers, with a caseload of between 30-33 rough sleepers at any one time. Of these, 149 have been supported into accommodation including 14 highly complex entrenched rough sleepers and have assisted in the sustainment of this accommodation. customers have been referred to non-accommodation support services by Rough Sleeper Housing Navigators, such as Drug/Alcohol services etc.

Rough Sleepers Engaged – 209 named and 22 unknowns.

Advice, Info and Signposting – 231

Resettlement support– 21

NSNO/HOPs Referral – 88

Referred to non-housing services – 60

Reconnect with Local area or relocate – 25

Benefits support – 33

Prevention work – 27

Multi-Agency working – 92

RSAP – 6

Housing First (rough sleepers) – 8

Rough Sleepers on Caseload – 22

Average Caseload – 30-33

No Second Night Out figures

17. Emergency Bed nights (excluding Nightstop) 2022-23 (statistics provided by individual hostels).

	Howe Hill	Peasholme	Union Terrace	Robinson Court	YB0 and flat 2	Total
Crash pad / NSNO	700	962	1046	243	537	3,488
Winter weather	792	1254	778	122	581	3527
Total	1492	2216	1824	365	1118	7,015

18. Individuals (some will be multiple stays over a period)

	Howe Hill	Peasholme	Union Terrace	Robinson Court	YB0 and flat 2	Total
Crash pad / NSNO	86	62	42	12	47	249
Winter weather	115	61	43	6	62	287
Total	201	123	85	15	109	536

19. During 2022/23 most of the referrals for the NSNO beds were completed by the Salvation Army Early Intervention and Prevention Team, however some referrals were also completed by the Emergency Duty Team, Housing Options, Youth Homeless Workers, Rough Sleeper Housing Navigators, and the Pathways Team. Please note the number of individuals is the number of customers accessing emergency accommodation *per month*; it is not an accurate reflection of the number of customers who have accessed accommodation for the *entire* year as some people will have been in emergency accommodation more than once, or across multiple months.
20. During 2022/23 there were around 287 individuals placed in emergency accommodation during the winter weather provision Nov-Feb, providing 3527 bed nights. and indicates a continued high demand.

- 21. A small number of rough sleepers are also placed in B&B or hotels for short periods of time using personalisation money, this offers time and additional resources to plan innovative approaches to housing complex people.
- 22. Changing Lives also operates 'A Bed Ahead' (ABA) to facilitate timely discharge from hospital for people that are homeless and improve access to health provision for individuals accessing the resettlement system.
- 23. During 2022/23, there were **102** referrals for resettlement category in the York common allocations policy of these **98** were approved for gold band, and **93** people commenced tenancies with Local Authority / Registered Social Landlord (RSL). This provides a planned route into permanent housing.

	TOTAL housed in year	Resettlement	Young People	Mental Health
2018/19	58	40	15	3
2019/20	69	47	17	5
2020/21	97	66	25	6
2021/22	85	56	23	6
2022/23	93	46	40	7

- 24. The Housing First Scheme is in addition to the resettlement category and in 2022/23 there were 15 people accommodated via this route. Housing First places the emphasis on providing self-contained accommodation for chaotic and often multiply excluded rough sleepers with an intensive long term support package. There have now been a total of 56 (37 still active) Housing First tenancies since the scheme began in 2015.

Young People.

- 25. Nightstop (part of Supported Lodgings contract) provided emergency bed spaces for 1 young person during 2022/23 , totalling 10 bed nights. Nightstop remains a vital service for very vulnerable young people with the majority of referrals coming from Emergency Duty Team and social care The Nightstop Service is looking into helping referral agencies by placing the young person for a few days at a time rather than having to see them every day and offers up to 14 nights per placement which can be extend if

needed. While this is not an overly used part of the homelessness route it is there for some cases and works to prevent young people coming through homelessness.

	Young People accommodated (total including charitable places as no recourse to public money / Children's Social Care placements)	Bed nights
2018/19	16	65
2019/20	9	43
2020/21	1	6
2021/22	1	24
2022/23	1	10

Housing Options.

26. It is a legal requirement that a Local Authority provides housing advice. Formal assessment under Homeless Reduction Act 2017 (HRA17) is provided by the Housing Options Team, Youth Homeless Workers and Specialist Housing Adviser (frail elderly and disabled), provide specialist advice to single homeless.
27. The Housing Options Team continues to provide a valuable service to customers offering comprehensive, individual interviews to discuss their housing issues.

Homeless Reduction Act statistics

	Total initial assessments <i>does not include advice only contacts</i>
2019/20	898
2020/21	814
2021/22	814
2022/23	1,171

28. HRA17 duty

	Owed prevention or relief duty	Prevention ended accommo	Relief duty owed*	Relief ended accommodation secured	Main duty assessment	Full duty accepted Homeless , priority

		ation secured				need and unintentional
2019/20	881	276	235	192	139	99
2020/21	566	228	383	189	116	77
2021/22	557	239	247	174	115	88
2022/23	778	229	257	144	106	80

*Those found to be homeless at the end of a prevention duty are consequently owed a relief duty. Those who refused suitable accommodation or refused to cooperate may also go on to relief. All other outcomes mean the case is closed.

NB. Prevention and relief duty is also ended due to customer loss of contact, refused accommodation, withdrew application, 56 days elapsed.

29. The number of homeless acceptances (main duty decision) increased as the HRA17 embedded itself. A concerted effort was needed to prevent / relieve homelessness at an early stage of the process in accordance with HRA17 by using and improving the variety of measures available including mediation, negotiation, support, help in accessing benefits and some financial incentives including bonds and deposits to access to private rented sector.
30. CYC housing options team operate a scheme to assist people to access the private rented sector depending on an individual's circumstances and funding criteria.
31. The Homeless Fund for people accessing Housing Options team provided assistance to people / households through.
 - £12,611.52 customers with rent in advance to help customers access the private rented sector. These are grants, not loans and so are not refundable.
 - £ 2,492 claims were made against the scheme by landlords at a value o
32. The Rough Sleepers Initiative (RSI) scheme also assisted people into the private rented sector detailed in larger scrutiny report.

33. Household accepted as priority need.

Priority Need acceptances	2021/22	2022/23
Alcohol dependency	1	0
Customer is / Household includes pregnant woman	5	1
Fled home because of violence /threat of violence Domestic abuse	7	6
Fled home because of violence /threat of violence not Domestic abuse	2	2
Households includes dependent children	49	54
Vulnerable as a care leaver 21+	1	1
Vulnerable as a result of Learning Difficulty	1	2
Vulnerable as a result of Mental Health problems	13	7
Vulnerable as a result of physical disability / ill health	8	16
Vulnerable due to old age	0	1
TOTAL	87	90

	2020/21	2021/22	2022/23
York increase in Homelessness comparative years Qtr 4 HH in temp	77	53	80
England HRA17 Accepted main duty	39,580	42,460	52,800
England HRA17 assessed and owed a prevention or relief duty	150,670	145,180	157,640

34. Ethnic monitoring of customers occurs when they approach the council and an initial assessment is completed. Ethnic monitoring information is available for 84% of approaches (Hcllc). The majority of these described themselves as white (81%). The 2021 census for York indicated a slightly more diverse population on the 2011 census.

Census figures	White British	White Irish	White Other	Black/ Black British	Asian/ Asian British	Chinese	Mixed
2011	88.6	0.7	3.5	1.2	3.4	1.4	1.3
2021	81.7	0.9	6.2	4.0	9.3	0.7	2.9

35. All approaches Data from approaches

	White British	White Other	Black/Afro-Caribbean	Indian, Pakistani, Bangladeshi	Mixed	Other	Not Known/declined to answer
2022/23	1052	69	15	12	16	16	225

Reason for loss of last settled home	2021/22	2022/23
Departure from institution (Custody)	40	25
Departure from institution (hospital general)	8	0
Departure from institution (hospital psychiatric)	9	2
Domestic abuse	60	0
Domestic abuse (victim)	16	74
Domestic abuse alleged perpetrator excluded from property	8	19
End of private rented tenancy - assured shorthold	228	313
End of private rented tenancy - not assured shorthold	34	62
End of social rented tenancy	17	29
Eviction from supported housing	26	60
Family no longer willing or able to accommodate	313	319
Fire or flood / other emergency	6	7
Friends no longer willing to accommodate	90	72
Home no longer suitable due to disability / ill health	7	7
Left HM forces	2	6
Left institution with no accommodation available	24	0
Non racially motivated/other motivated violence or harassment	29	39
Property Disrepair	4	1
Racially motivated violence or harassment	1	5
Relationship breakdown with partner (Non-violent)	115	125
Mortgage repossession / sale of owner occupier property	0	2
Not known as last settled accomm Not known	0	29
RTD Other	0	2
Required to leave accommodation provided by Home Office as asylum support	1	3
TOTAL	1038	1201

*A small number of households may be double counted across quarters where an initial decision was subject to review or where a household has made a new application.

36. Youth Homeless Workers provided advice and support to 88 young people, of these 22 were referred to, and accepted into long term supported accommodation. 4 young people became Looked After (Children Act 1989). The rest had support to return home, declined support or accessed advice only. Many of the young people using this service have highly complex needs; offending, substance abuse, self-harm, mental health problems, behavioural problems and require intensive work from the youth homeless

workers and accommodation providers. The numbers being Looked After is noted as historically Young People preferred not to access this service.

Year	Contacts	Supported Housing	Looked After
2019/20	104	26	3
2020/21	96	28	0
2021/22	101	24	0
2022/23	88	22	4

Housing Options support workers breakdown of the support provided:

PRS	11
Application Forms	14
Appointments	2
Benefits	87
Budgets	73
Documentation	27
Education	15
Financial	37
ID Requests	8
NYHC	49
OH Applications	12
OH Bidding	16
Other	44
Proofs	38

Use of temporary accommodation.

The main temporary accommodation in York continues to be James House this accommodation is provided to those households to whom the Local Authority has a statutory duty under HRA17. The council reports on numbers of households in temporary accommodation (TA), including household make up, each quarter through the statutory data return for Homeless Case Level Information Collection (H-CLIC). The figures are a snapshot at the end of the quarter rather than a cumulative total of all placements across a quarter. Following the national H-CLIC collection and validation process the government releases detailed local authority level data tables. These are

generally published around 4 months after the reporting period end and used by CYC to update KPIs. Temporary accommodation is mainly used where CYC has a duty to find a home for a household under the 'main duty' responsibilities as defined in the Homeless Reduction Act. Temporary accommodation is most often used while a more permanent home is sought or where further enquiries are needed.

Latest Data

The latest available data relates to year end 2022-23 and Q1 2023-24 is due in the coming weeks.

During 2022-23 the number of households in temporary accommodation rose from 51 in Q1 to 69 at year end. Subsequently those with dependent children also increased from 22 at Q1 to 35 at year end, which is 51% of total households in temporary accommodation.

	Collection Frequency	Previous Years		2022/2023				Polarity	DOT
		2020/2021	2021/2022	Q1	Q2	Q3	Q4		
Number of homeless households in temporary accommodation - (Snapshot)	Quarterly	23	49	51	65	66	69	Up is Bad	▲ Red
Number of homeless households with dependent children in temporary accommodation - (Snapshot)	Quarterly	10	28	22	33	32	35	Up is Bad	▲ Red
Number of children in temporary accommodation - (Snapshot)	Quarterly	15	51	47	67	59	63	Up is Bad	▲ Red
% of total households in temporary accommodation where household has dependent children	Quarterly	43.00%	57.00%	43.00%	51.00%	48.00%	51.00%	Up is Bad	◀▶ Neutral

- Of the 69 households in temporary accommodation at year end:

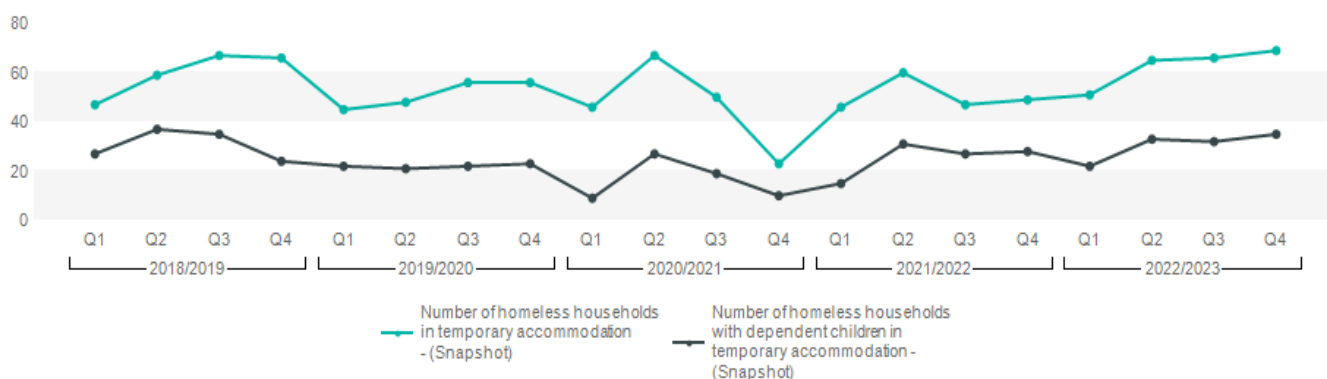
Type of temporary accommodation provided:	Total households	With children
Private sector accommodation leased by authority or by a registered provider	0	0
Nightly paid, privately managed accommodation, self-contained	0	0
Local authority or Housing association (LA/HA) stock	3	2
Bed and breakfast hotels (including shared annexes)	0	-
Hostels (including reception centres, emergency units and refuges)	58	32
Any other type of temporary accommodation (including private landlord and not known)	8	1
Total	69	35

Duty under which temporary accommodation provided	Total households
Section 193 duty: priority need and unintentionally homeless	14
Interim: pending enquiries, intentionally homeless, review appeal, awaiting referral	46
Section 189B power: emergency accommodation	3
Duty ended, remains accommodated at end of quarter	6
Duty not classifiable	0
Total	69

Long-term trend

- Generally, the households with children rise and fall in line with the total households and make up around half of those in temporary accommodation. There was a peak at the end of 2021-22 where 57% were households with children.

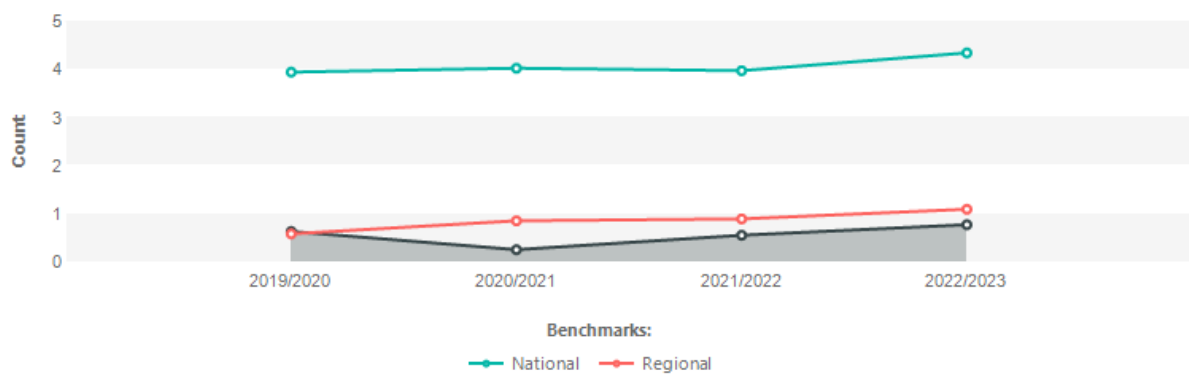
Indicator comparison (by Quarter) - 2022/2023



- Numbers reduced during the height of the pandemic, possibly due to temporary restrictions on evictions and financial support available at the time, but have since been increasing and are now just above levels seen in the years before the pandemic.
- The rising cost of living is likely to be a further factor in the increase. Results from the national ONS opinions and lifestyle survey (Sep-Oct 2023) reflect that:
 - 40% of respondents are finding it very or somewhat difficult to afford mortgage or rent payments; this is up from 30% during a similar period one year ago.
 - 47% reported that their rent or mortgage payments had gone up in the past 6 months; this has increased from 33% during a similar period one year ago
- The overall increase in numbers of households in temporary accommodation can also be seen nationally for 2022-23 and when

looking at the total number of households per households in area (000s), York performs positively compared to benchmarks.

Number of households in Temporary Accommodation per (000s) households - (Snapshot) (by Financial Year)



Length of stay in temporary accommodation

When looking at data from 2018/19 onwards the average length of stay in temporary accommodation is 19 weeks. There are some households where, due to individual circumstances, stays in TA can be for longer periods although this is rare. The following table shows temporary accommodation stays per banding:

Period	Instances
0-2 weeks	123
2-4 weeks	97
3-6 months	392
6-12 months	131
1-2 years	32
2 years +	12

Bed and Breakfasts

37. Positively, the councils use of Bed and Breakfasts as temporary accommodation is very low with none used for households with children in recent years or where a young person aged 16/17 is the main applicant.

	Collection Frequency	Previous Years		2022/2023				Polarity	DOT
		2020/2021	2021/2022	Q1	Q2	Q3	Q4		
Of households in TA - number of which in Bed and Breakfast - (Snapshot)	Quarterly	0	3	3	0	1	0	Up is Bad	▼ Green
Of households in TA - % of which in Bed and Breakfast - (Snapshot)	Quarterly	0.00%	6.10%	5.90%	0.00%	0.00%	0.00%	Up is Bad	▼ Green
Benchmark - National Data	Quarterly	12.00%	10.60%	10.50%	12.00%	12.00%	13.00%		
Benchmark - Regional Data	Quarterly	30.00%	28.60%	29.00%	28.00%	28.00%	27.00%		
Households in B&B - Total with children - (Snapshot)	Quarterly	0	0	0	0	0	0	Up is Bad	▼ Green
Households in B&B - Total with children and resident more than 6 weeks - (Snapshot)	Quarterly	0	0	0	0	0	0	Up is Bad	▼ Green
Households in B&B - Total with children and resident more than 6 weeks and pending review / appeal - (Snapshot)	Quarterly	0	0	0	0	0	0	Up is Bad	▼ Green
Households in B&B - Total with 16/17-year-old main applicant - (Snapshot)	Quarterly	0	0	0	0	0	0	Up is Bad	▼ Green

38. Since Covid B&Bs are used more to begin bespoke packages of housing and support for some rough sleepers due to personal circumstances where NSNO. These figures are not included in the reported B&B figures above (point 101) or in the B&B costs as they are not accommodated under the Homeless Reduction Act 2017 and is being funded through Housing Benefit

claimed by the customers and the 10% subsidy funded through the rough sleepers themselves as a top up contribution.

Review of Homeless decisions.

39. The number of reviews reduced following the introduction of the HRA17 however it is fair to say that they have become more complex. The Homeless Reduction Act 2017 allowed more situations where decisions could be reviewed, but the majority of reviews continue to relate to final decisions around intentionality, none priority or suitability of main duty accommodation.

	No of review decisions	Upheld	Dismissed	Withdrawn/ out of time/ not homeless/ lost contact	Ongoing	Court cases
20/21	22	7	12	3	0	0
21/22	13	5	7	1	0	0
22/23	13	9	4	0	0	0

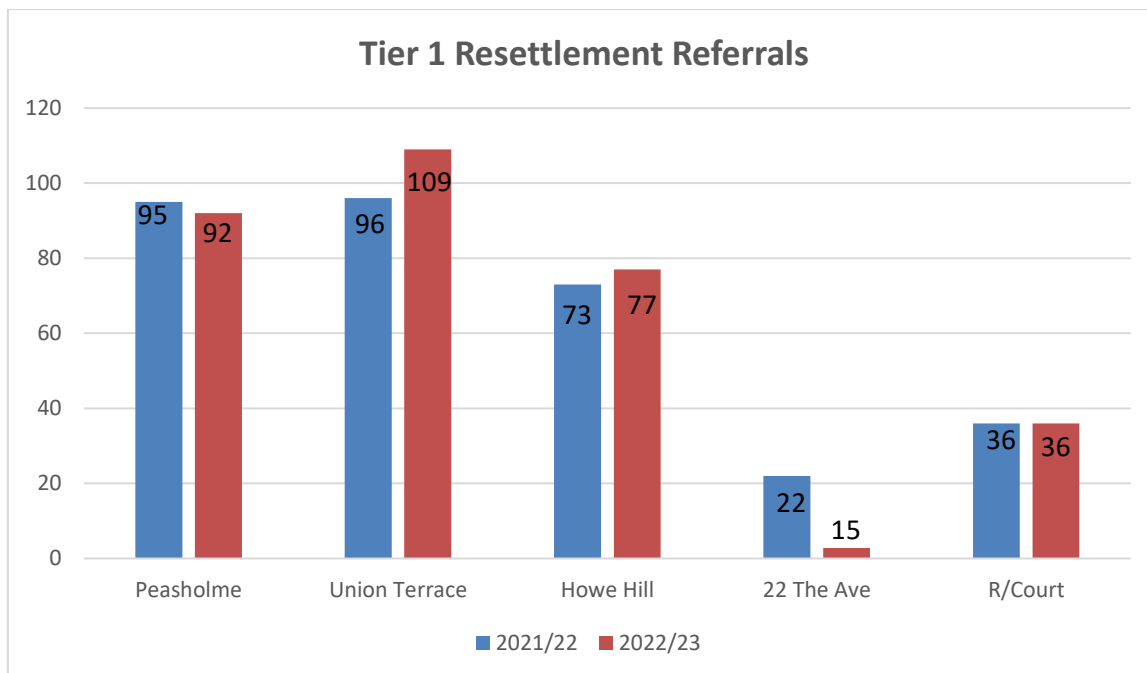
Permanent Rehousing.

40. Single Access Point remains the main point of entry into supported housing and to access floating support services.

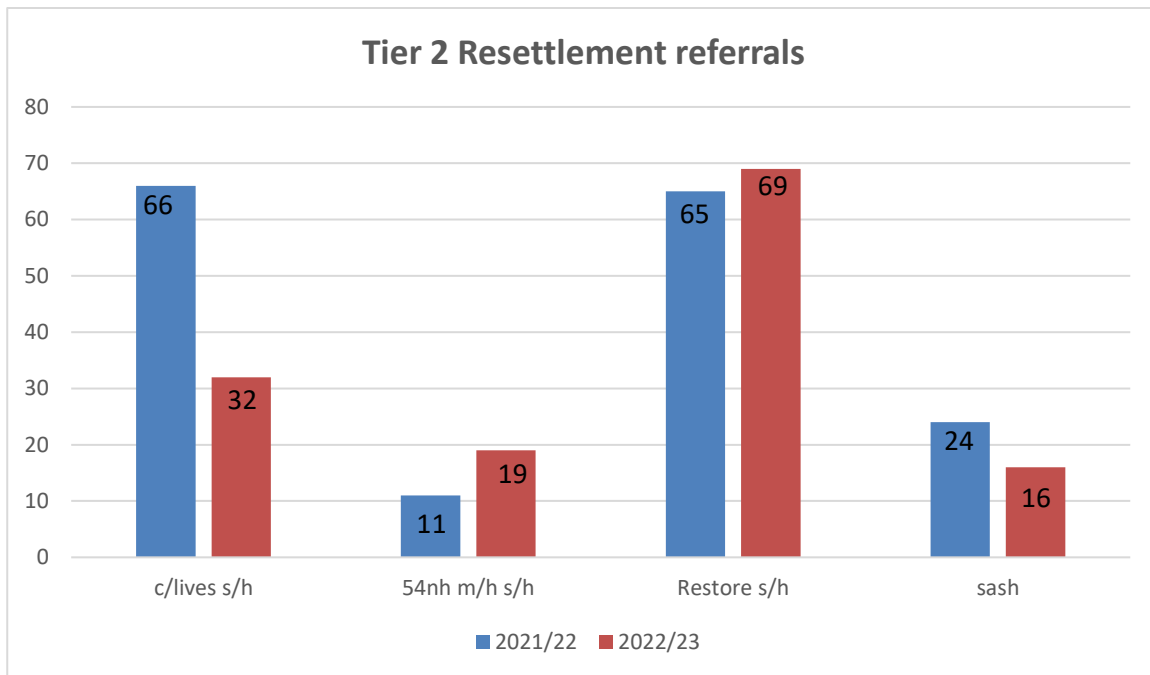
The level of referrals via SAP remains static although there are specific changes to the overall picture.

Year	SAP Referrals (accommodation and floating support)
2021/22	652
2022/23	632
	SAP Referrals (accommodation only)
2021/22	507
2022/23	469

41. Referrals to tier 1 hostels 2022/23

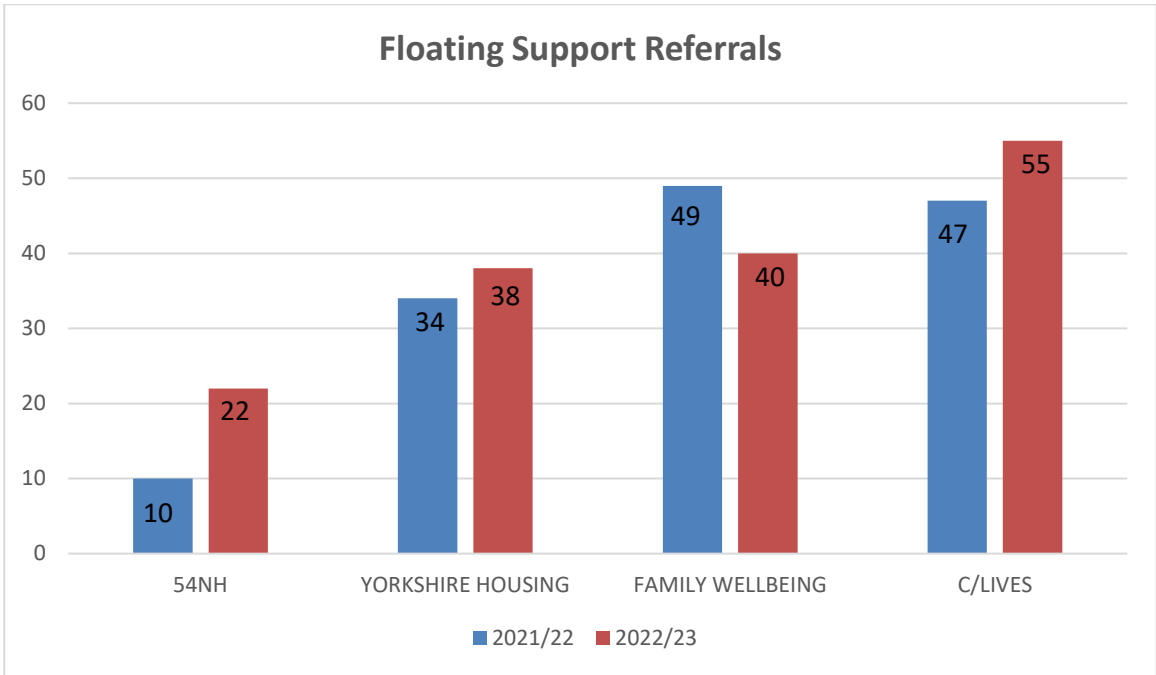


42. Referrals to tier 2 supported housing 2022/23



43. There have been a reduce number of placements at SASH due to the loss of a some hosts and a small number of long term residents, and difficulties recruting new hosts

44. Referrals to floating support (tier 3) this is the end of resettlement support offered to people to manage the transition into independent living, and to people in accomodation who may be struggling for various reasons.



45. Yorks Housing register and Open Housing allocations policy and housing register is administered in York by the Housing Registrations Team. The Open Housing register and allocations policy is the access route to social housing. As of 26/10/23 there were 1462 applicants on Yorks register.
46. Numbers on households registered on Open Housing (York) as of 26/10/23.

	Emergency	Gold	Silver	Bronze	Total
York	13	285	826	338	1462

47. The housing register remains stubbornly static at approx 1400 HH while it doesn't drop below this figure it due to the pro-active, comprehensive assessment of all customers wishing to register it also tends to not go above it too much. The Housing Registrations Team offer customers phone or office interviews to register and give all other applicants personalised / realistic housing advice. Housing registrations also jointly provide a drop in service every Thursday 10-12 with local councillors, housing management officers and local area coordinators at Chappelfields community centre (The Place).
 On average there are around 350-400 void properties come in a year so demand significantly exceeds supply of social housing in the city.

Housing Development.

48. There were 115 additional affordable homes completed in 2022/23, an decrease from previous years.

Year	Affordable completions
2015/16	109
2016/17	90
2017/18	74
2018/19	60
2019/20	124
2020/21	130
2021/22	219
2022/23	115

49. The tenure breakdown for 2022/23 is shown below:

Scheme	LCHO*	Social Rent	Affordable / Total intermediate rent
Lowfields Former School site	13	12	0 25
Germany Beck	0	19	0 19
CYC Shared Ownership	9	0	0 9
Former Civil Service Sports Club	0	4	0 4
Rough Sleepers Accommodation Programme	0	2	0 2
Wilberforce Trust supported accommodation	0	30	0 30
York St John former playing fields, Hull Road	17	0	9 26
Total 2022/23	39	67	9 115

50. Affordable housing need in York and its subregion is high. In York, the Local Housing Needs Assessment outlines a need for 592 new affordable homes per annum, taking account of current and future projected need. Evidence suggests this should be delivered at both social and affordable rent levels. There is an additional need for affordable home ownership tenures (such as shared ownership). For context, the accumulated number of affordable housing completions in York over the last 5-years is 648 – or 130 per annum, below 25% of identified need.

51. There is a recognised need to accelerate affordable housing delivery in the city however within local resource constraints even the ambitions of the council's own delivery programmes, Registered Provider partners and maximised Section 106 affordable housing delivery opportunities through the planning process are unlikely to meet the level of need for the foreseeable futures. The position is further exacerbated by the national policy regarding tenants' Right to Buy. The council's housing stock tends to deplete over time as properties are purchased at substantially below market value.
52. There is a significant and growing shortfall between private rents at the cheapest Lower Quartile end of the market, and Local Housing Allowance, with private rents increasingly unaffordable in the City for low income residents.

Monthly amounts	LHA York Level	York: ONS Lower quartile 20/21	2020 LHA shortfall	York: ONS Lower quartile 22/22	22/23 LHA shortfall
1 bedroom	£544.98	£600	-£55	£675	-£130
2 bedroom	£650	£695	-£45	£775	-£125
3 bedroom	£725	£800	-£75	£875	-£150
4 bedroom	£1,049.98	£1,100	-£50	£1250	-£200

Local Housing Allowance (LHA):

<https://lhadirect.voa.gov.uk/SearchResults.aspx?LocalAuthorityId=83&LHACategory=999&Month=8&Year=2023&SearchPageParameters=true>

Office of National Statistics (ONS) rents data:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketsummarystatisticsinengland>

This affordable housing shortage impacts must acutely on households at risk of homelessness who are most in need of secure accommodation that is accessible to residents with low incomes, and results in a growing pressure on homelessness services over time.

Private rents have seen significant increases in the City of York in recent years, with Local Housing Allowance levels (benefit ceiling amount) falling further behind.

York average (mean) private sector rents in 2023:

- Across all properties: £937/month
- 1-bed property: £746/month

- 3-bed family home: £1,035/month

Example comparison to Local Housing Allowance

<https://www.york.gov.uk/LHARates>:

- 1-bed property:
 - Rent £746/month
 - LHA: **£544.98/month**
- 3-bed family home:
 - Rent: £1,035/month
 - LHA: **£725/month**

Statutory duties and social housing lettings

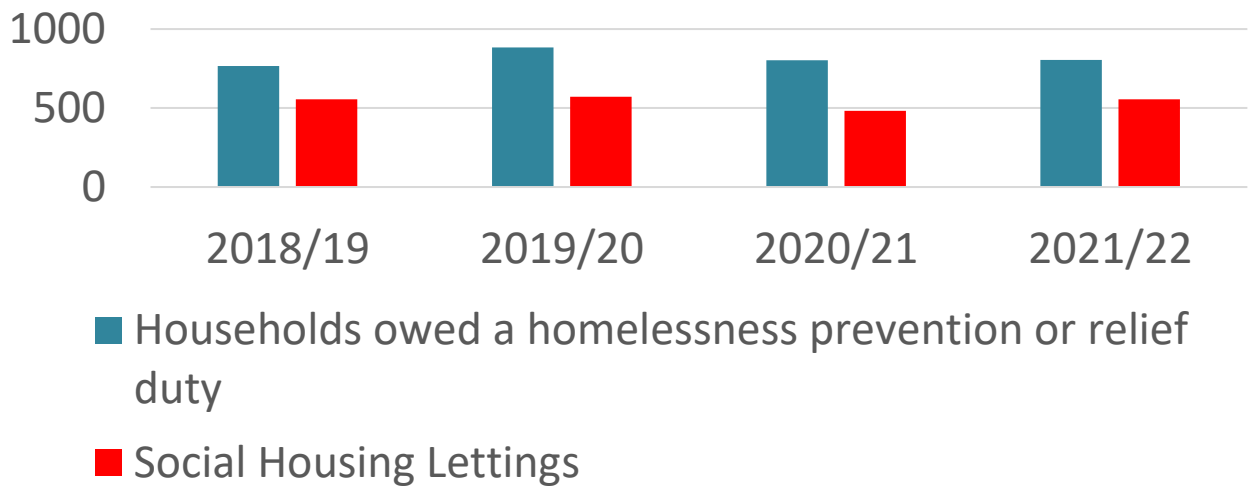
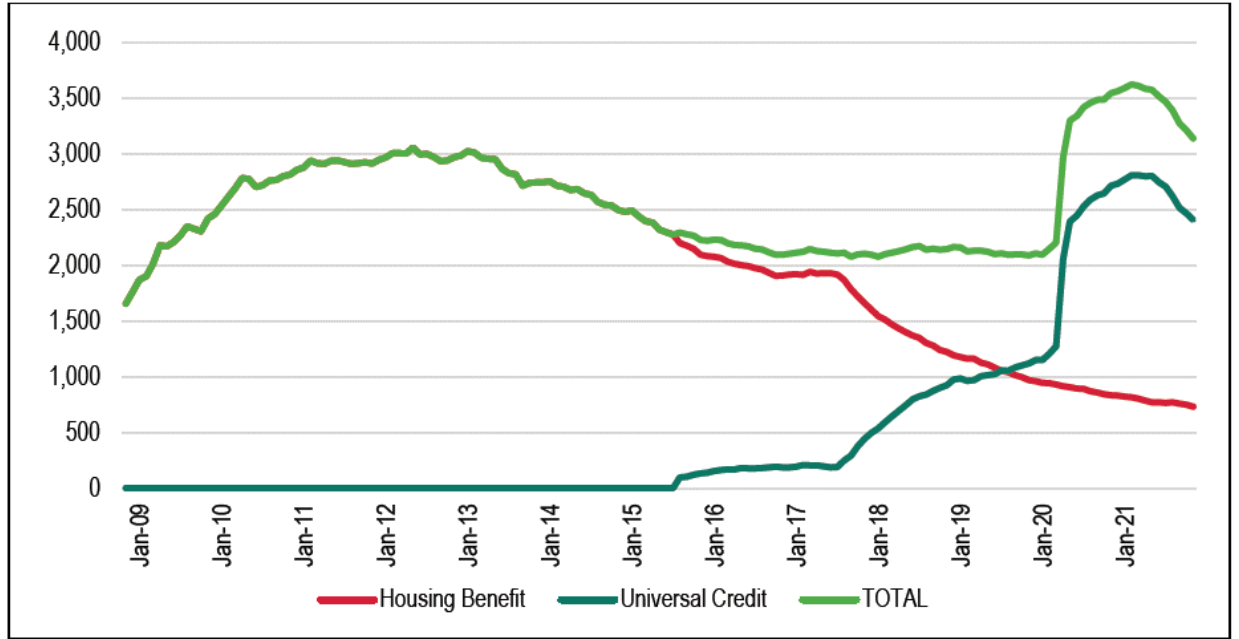
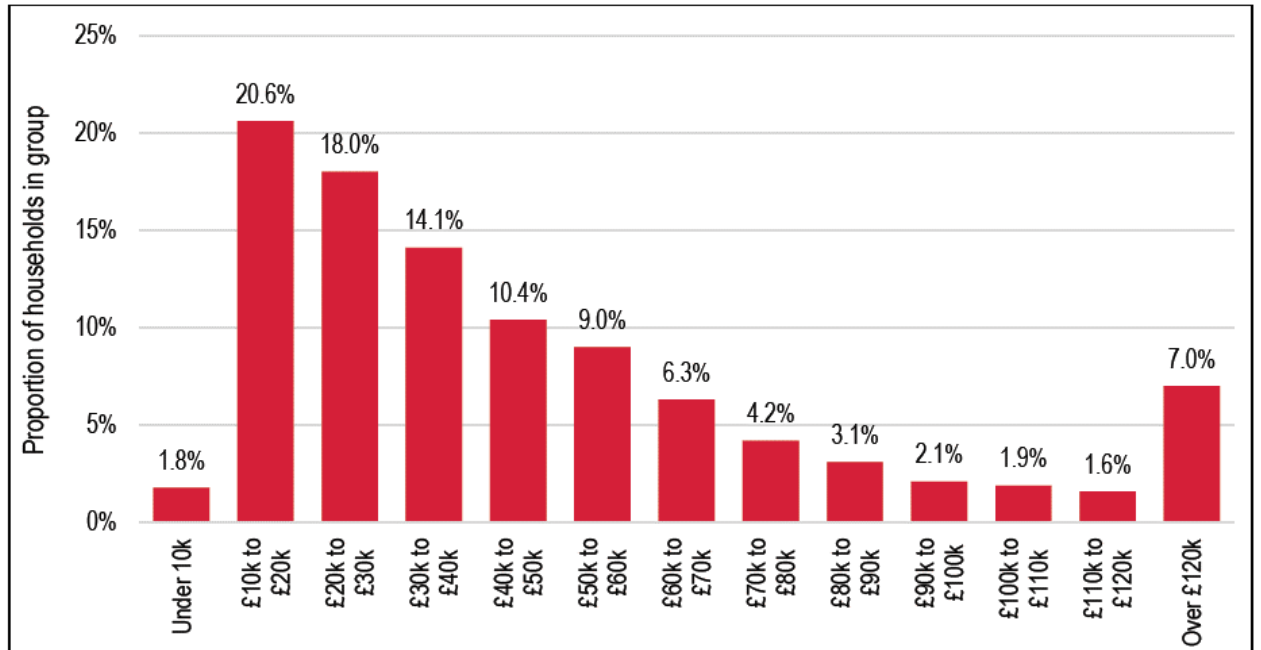


Figure 4.2 Number of Housing Benefit claimants in the private rented sector – York



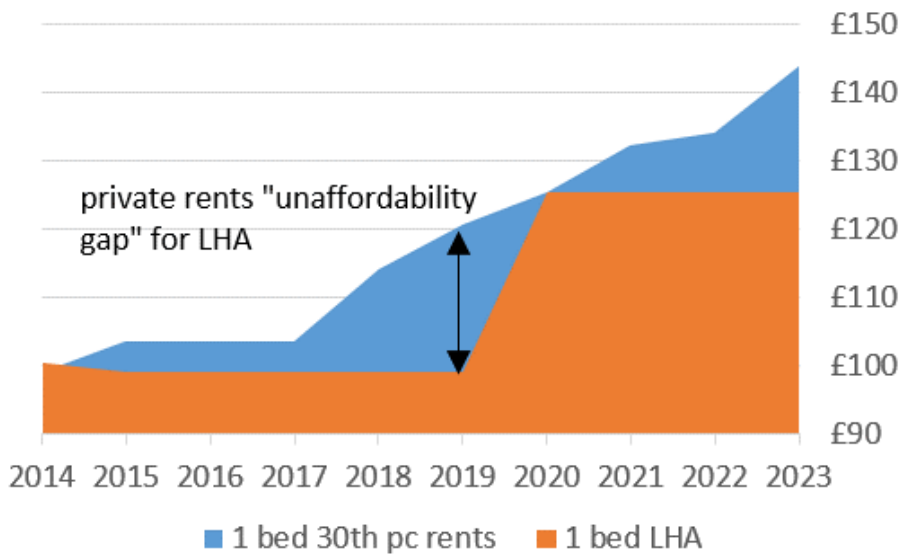
Source: Department of Work and Pensions

Figure 4.1 Distribution of household income (2021) – York

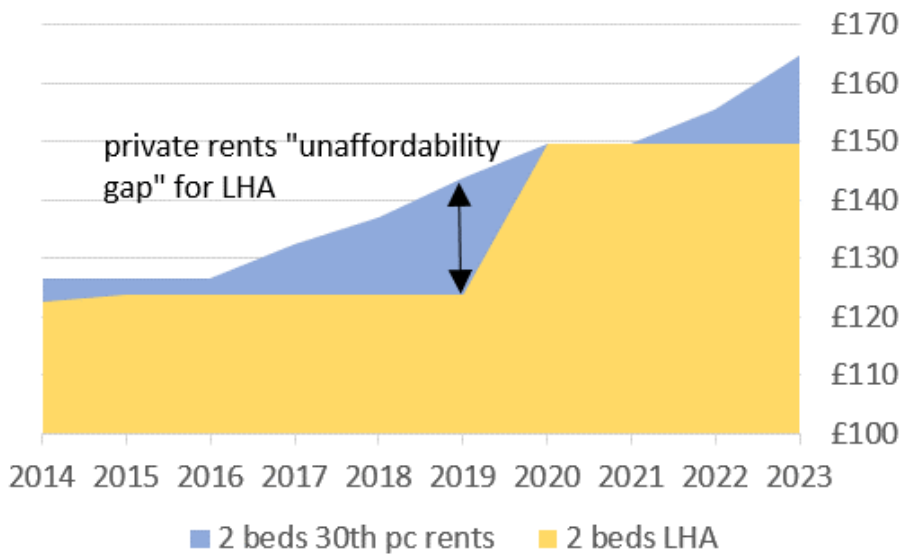


Source: Derived from a range of data as discussed

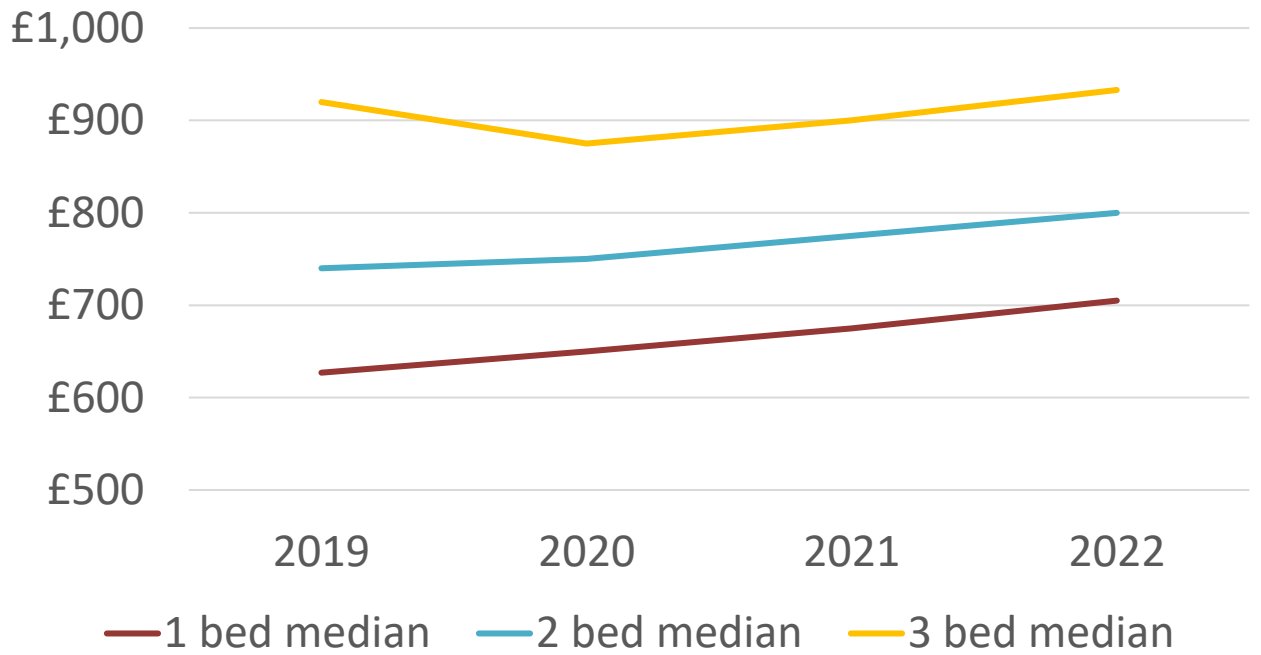
1-bed LHA shortfall



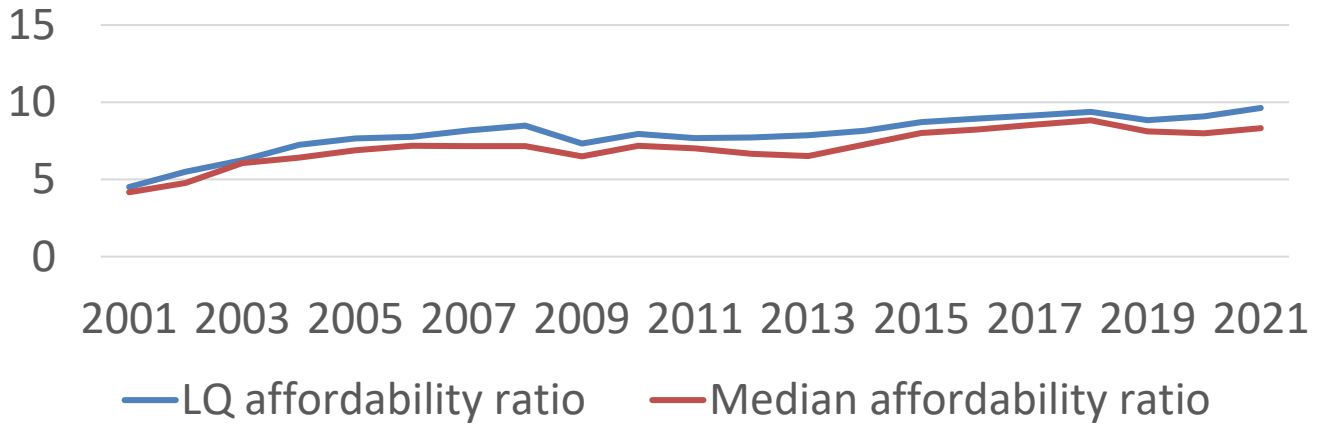
2-bed LHA shortfall



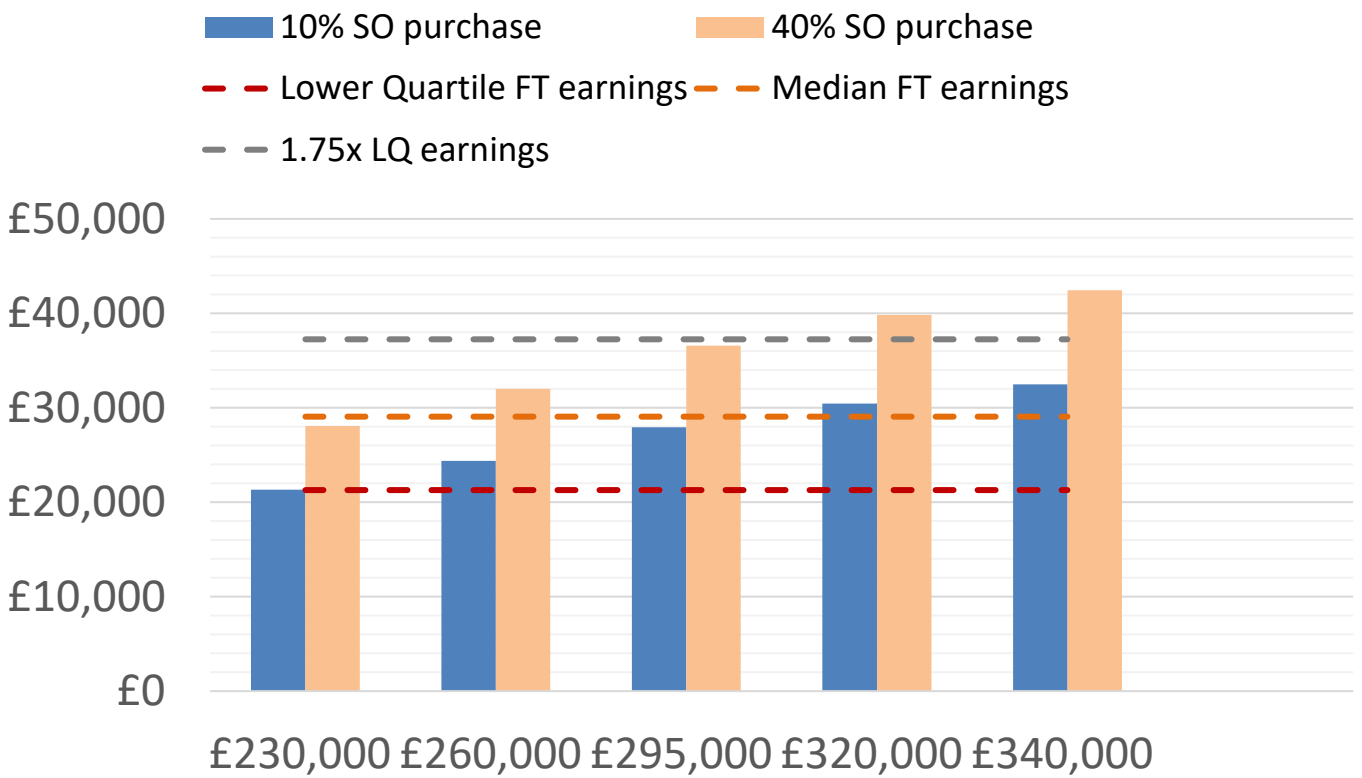
Rising private rents in York



York house prices to earnings ratio

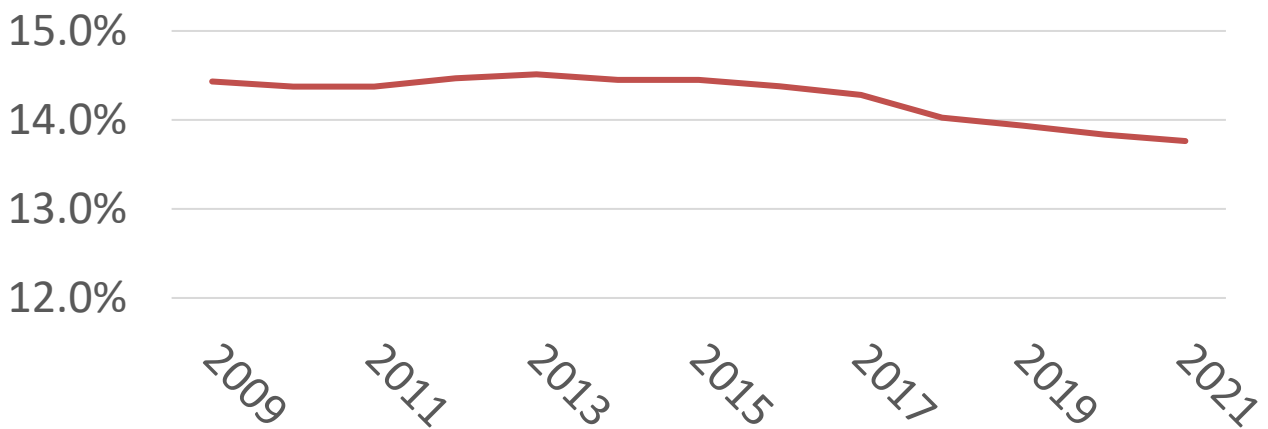


Estimated income requirements: Shared Ownership purchase



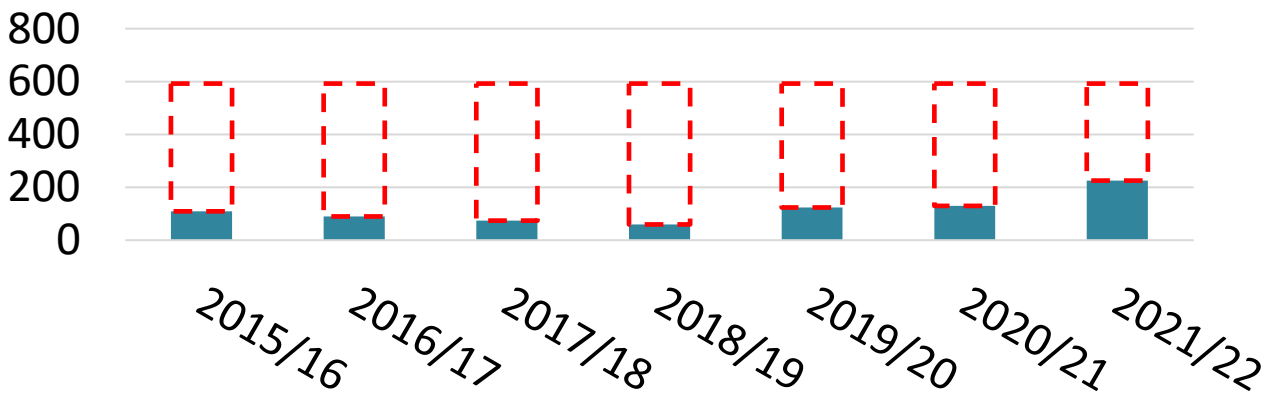
Decline of social Housing

Social housing as % of total homes



Missing Affordable Housing

Affordable housing delivery shortfalls



■ Missing affordable housing vs current rented affordable need

■ Affordable housing completions