



Preventing Homelessness in Enfield

2018 – 2023

Draft strategy

Scope	This strategy explains how we will work with partners to prevent and tackle homelessness in Enfield. The strategy meets our obligations under the Homelessness Act 2002 for all housing authorities to have a homelessness strategy.
Approved by	<i>To be taken to Cabinet by April 2019 (with new Housing Strategy) - Date TBC</i>
Approval date	<i>The date of approval at Cabinet</i>
Document Author	Strategy, Partnership, Engagement and Consultation Hub
Document owner – Corporate	Director of Housing
Document owner – Portfolio Holder	Cllr Dino Lemonides, Cabinet Member for Housing
Review	A new Homelessness Prevention Board will review performance against the measures of success identified in this strategy, and will monitor performance against our strategy action plan on a six-monthly basis.

Contents

Introduction.....	3
Vision.....	4
Homelessness Review	5
Ambition 1: Provide the right support and advice to residents to prevent homelessness and empower them to make positive choices about where they live	11
Ambition 2: Secure adequate accommodation to meet the needs of homeless households and those at risk of homelessness	13
Ambition 3: Enable households with assessed support needs to live independently in their own home	15
Sub-regional working	16
Governance and measuring success.....	17

Introduction

This strategy sets out our ambitions in preventing homelessness in Enfield and our proactive approach in delivering a high quality service that will support the needs of all our homeless applicants.

Since our last strategy was produced in 2013, homelessness has increased across the country, and at a significant rate locally. At 31st March 2018, there were 3,323 households in temporary accommodation in Enfield, a 70% rise from 2012. Enfield is now the second highest provider of temporary accommodation in England

In a climate of increased demand for services, increased costs of homelessness and cuts to public spending it is ever more challenging to provide effective services that are value for money. This makes it essential to share knowledge, expertise and pool resources with our partners in order to meet that challenge.

We know that the causes of homelessness are complex, and the options available to the council in meeting our duties are all the more challenging given the scarcity of social rented homes (compounded by the loss of existing stock through Right to Buy); the scarcity of adequate affordable housing in the private rented sector; and the changing habits of landlords. Loss of private rented accommodation is now the main reason for homelessness in Enfield.

Partnership working is key to successfully delivering housing options and advice services that are value for money. It is essential that all our partners ensure their role in preventing and tackling homelessness in Enfield remains a priority. We will work together to promote access to homelessness services and will continually review our service to identify and deal with gaps in service.

Vision

We will enable people to make informed choices so that they access housing that meets their needs and that they can afford.

We will identify people at risk of homelessness at an early stage. We will work with partners to prevent homelessness by providing advice, support and assistance to enable people to stay in their current accommodation or to gain sustainable alternative accommodation.

We will deliver on this vision through the following three ambitions:

- **Provide the right support and advice to residents to prevent homelessness and empower them to make positive choices about where they live**
- **Secure adequate accommodation to meet the needs of homeless households and those at risk of homelessness**
- **Enable households with assessed support needs to live independently in their own home.**

Our Preventing Homelessness Strategy contributes towards our wider strategic aims of good homes in well-connected neighbourhoods; sustaining strong and healthy communities; and building our local economy to create a thriving place.

The strategy plays an essential part in delivering key aspects of our **Housing Strategy**, which outlines our plans to:

1. Significantly increase the supply of **new** homes, which are of a high quality and are affordable to local people
2. Improve the quality of **existing** homes and neighbourhoods
3. **Prevent** homelessness in the borough and enable people to make their own informed choices for housing they can afford (Homelessness Prevention Strategy)
4. **Empower** residents through collaboration and co-production

Priorities at early stage of development and subject to change

Relevant policies for the delivery of this strategy include:

- Housing Allocation Scheme
- Temporary Accommodation Placement Policy (in draft as at September 2018)
- Discretionary Housing Payment Policy (in draft as at September 2018)
- Intermediate Housing Policy (in draft as at September 2018)
- Tenancy Strategy and Policy (in draft as at September 2018)
- Housing Enforcement Policy (in draft as at September 2018)
- Rent Policy (in development as at September 2018)

Our Preventing Homelessness Strategy links with the following Enfield strategies:

- Housing Strategy
- Health and Wellbeing Strategy
- Children and Young People Plan
- Family Resilience Strategy
- Safeguarding Adult's Strategy
- Market Position Statement (Health and Adult Social Care)
- Customer Experience Strategy

Homelessness Review

Homelessness Reduction Act 2017

The Homelessness Reduction Act 2017 places more emphasis on early identification and prevention work to tackle homelessness. The Act extends the period an applicant is 'threatened with homelessness' to 56 days. It extends our duties to provide all homeless applications with advice and information; and to secure suitable accommodation for all homeless applicants, regardless of whether they are 'intentionally homeless' or 'priority need'. We must carry out an assessment of the eligible applicant's case and agree a Personalised Housing Plan.

The Act also introduces a new 'duty on public authorities to refer cases to the local housing authority'. This means that there is now a duty on public services to make a referral to Enfield's Housing Options Team if they identify that someone is at risk of homelessness. This should help to enhance partnership arrangements and secure opportunities to share information and take early action to prevent homelessness.

The Act provides us with opportunities to further develop our approach to preventing homelessness, while also placing additional burdens on the local authority at a time of reducing resources and increasing levels of need. This calls for innovative solutions and effective partnership working to ensure we respond to the challenge.

Factors driving an increase in homelessness

A rising population and increasing levels of deprivation

Enfield is an outer London borough with exceptionally high housing demand and inequality in access to appropriate housing. As is the case across London, the population is large and growing – estimated to be 330,000 in mid-2016. ONS statistics on migration in and out of Enfield from 2004 show a net population increase, but this masks the underlying 'churn' of the population in Enfield which is significantly higher than in London and in England as a whole. Inward international migration has significantly contributed to the population growth.

Some parts of Enfield are amongst the most deprived in England. Enfield ranks 64th nationally on the 2015 Indices of Multiple Deprivation, and has become relatively more deprived when compared with other London boroughs (14th most deprived in 2010 and 12th in 2015). According to the Income Deprivation measure alone, Enfield is the 25th most deprived borough in England, and the 6th in London. According to the Barriers to Housing and Services measure, Enfield is the 16th most deprived nationally and the 10th most deprived in London.

Data from The Income Deprivation Affecting Children Index (IDACI) measures the proportion of all children aged 0 to 15 living in income deprived families. Their data concludes that Enfield is the 13th most deprived borough nationally and the 5th most deprived in London. The London Boroughs with greater levels of deprivation than Enfield have smaller baseline populations, meaning that Enfield has the largest number of children affected by poverty of any London borough. Enfield is ranked 20th in London as the borough with the highest percentage of people earning less than the London Living Wage per hour, an increase of 43.4% from

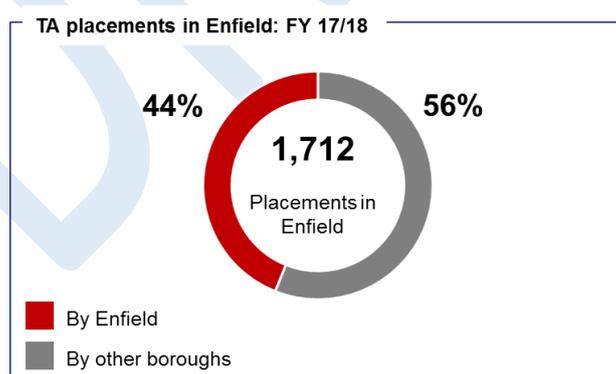
A lack of affordable accommodation

Enfield contains a variety of housing styles including Victorian terraced houses, 1930s semi-detached houses, council flat blocks and modern houses and flats. We have a relatively small number of detached and terraced houses, which makes up nearly one third and flats nearly two-thirds of homes.

As at 1 April 2017, the Department for Communities and Local Government estimated the total number of social housing units in Enfield to be 18,550. This equates to 55.8 units per 1,000 residents, compared to a London average of 91.8 units per 1,000 residents. In March 2018, there were over 4,000 households on our Housing Register. Between 1st April 2017 and 31st March 2018, just 500 social rented properties were let to households on the council's housing register. During that period, 1,233 households were placed in temporary accommodation.

The Localism Act gives flexibility to Registered Housing Providers to charge rent up to 80% of the local market rents. This means that in some cases in Enfield, affordable housing offered by Registered Providers is financially out of reach for households on low incomes.

Increased levels of inward migration, deprivation, low incomes and the limited supply of affordable social rented homes means that vulnerable and migrant communities are increasingly heavily reliant on finding accommodation in the private rented sector in Enfield. At the same time, the council is also reliant on the private rented sector for discharging our homelessness duty.¹ We are competing with other London boroughs for available accommodation: during 2017/18, just 44% of all temporary accommodation placements were made by Enfield, with 56% being made by other boroughs.



In addition, there is a trend for private renters, including those who are *not* claiming benefits, to migrate from more expensive parts of the capital to areas with comparatively lower rents, such as Enfield, thereby maintaining upward pressure upon rents in the borough.

¹ The Localism Act 2011 enables local authorities to fully discharge their statutory homelessness duty via a Private Rented Sector Offer.

All of these factors mean that Enfield and neighbouring boroughs have experienced rising private rented sector rents over the past five years, while Housing Benefit income and remained static.



Increases in homelessness

Homelessness is increasing nationally, and as a consequence of the complex and interrelated factors set out above, homelessness in Enfield it is rising at a considerable rate. Since 2012/13, the number of households accepted as homeless in Enfield has been consistently above average for the London boroughs. During 2017-18 our Housing Options and Advice Team dealt with 1,072 homelessness applications, and booked 1,233 new households into temporary accommodation

Factors driving the increase in temporary accommodation

- Reduction in available social housing resulting in larger waiting list
- Introduction of welfare reform – particularly UC – Landlord unwilling to accept benefit claimants
- Shortage of available affordable properties to buy
- Neighbouring & inner-city boroughs procuring PRS in Enfield
- A reduction in available/affordable private rented sector accommodation due to rent increase
- Landlords switching to nightly paid accommodation

At 31st March 2018, there were 3,323 households in temporary accommodation in Enfield, a 70% rise from 2012. Enfield is the second highest provider of temporary accommodation in England. The increase in homelessness combined with the multiple pressures on the private rented sector mean that an increasing number of households are being placed in expensive nightly paid accommodation.

Enfield has a growing number of households placed in TA

1,956  **3,396**
(2012) (2018)

Enfield is one of the highest providers of TA in England

1 in 24 Of all TA households in England are housed by Enfield (Dec 2017) **2nd** highest number of households in TA nationally

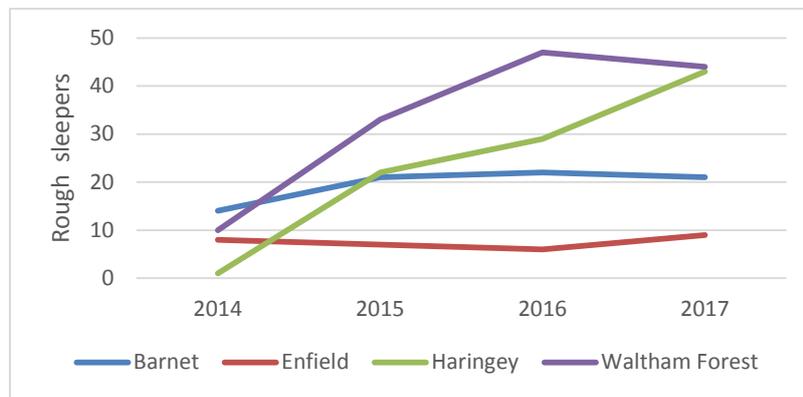
Loss of private rented accommodation is now the main reason for households accepted as homeless by the local authority in Enfield. Research by Trust for London² found that in 2015/16, Enfield had the highest eviction rate in London - 30 evictions per 1,000 renting households. Being evicted from the home of family or friends and becoming homelessness because of the breakdown of a violent relationship are also significant causes.

² <https://www.trustforlondon.org.uk/data/evictions-borough/>

Section E3: Main reason for loss of last settled home for households found to be eligible, unintentionally homeless and in priority need		Number of accepted homeless cases					% of all homelessness cases				
		2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017
1. Parents no longer willing or able to accommodate		92	32	35	88	95	16.7	5.1	5.8	7.8	8.7
2. Other relatives or friends no longer willing or able to accommodate		99	57	54	91	117	18.0	9.1	8.9	8.0	10.7
3. Non-violent breakdown of relationship with partner		10	0	0	0	0	1.8	0.0	0.0	0.0	0.0
4. Violence	a. Violent breakdown of relationship, involving partner	22	15	13	33	30	4.0	2.4	2.1	2.9	2.7
	b. Violent breakdown of relationship involving associated persons	1	0	0	0	0	0.2	0.0	0.0	0.0	0.0
	c. Racially motivated violence	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
	d. Other forms of violence	1	0	0	0	0	0.2	0.0	0.0	0.0	0.0
5. Harassment, threats or intimidation	a. Racially motivated harassment	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
	b. Other forms of harassment	3	0	0	0	0	0.5	0.0	0.0	0.0	0.0
6. Mortgage arrears		17	6	0	0	0	3.1	1.0	0.0	0.0	0.0
7. Rent arrears on:	a. Local authority or other public sector dwellings	1	0	0	0	0	0.2	0.0	0.0	0.0	0.0
	b. Registered Provider dwellings	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
	c. Private sector dwellings	20	0	5	19	35	3.6	0.0	0.8	1.7	3.2
8. Loss of rented or tied accommodation due to:	a. Termination of assured shorthold tenancy	190	413	414	657	537	34.5	65.9	68.3	58.1	49.0
	b. Reasons other than termination of assured shorthold tenancy	46	30	24	146	153	8.3	4.8	4.0	12.9	14.0
Loss of rented accommodation - Total		236	443	438	803	690	42.8	70.7	72.3	71.0	63.0
9. Required to leave accommodation by Home Office as asylum support		20	5	6	39	29	3.6	0.8	1.0	3.4	2.6
10. Left an institution or LA care	a. Left prison/on remand	4	0	0	0	0	0.7	0.0	0.0	0.0	0.0
	b. Left hospital	1	0	0	0	5	0.2	0.0	0.0	0.0	0.5
	c. Left other institution or LA care	4	0	0	0	0	0.7	0.0	0.0	0.0	0.0
11. Other reason for loss of last settled home	a. Left HM Forces	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
	b. Other reason	20	12	5	26	43	3.6	1.9	0.8	2.3	3.9
11a - Other - not covered by any of the above		0	57	50	32	52	0.0	9.1	8.3	2.8	4.7
Total Acceptances		551	627	606	1131	1096	100.0	100.0	100.0	100.0	100.0

We are working with Adult Social Care and Children's Services to review local analysis on people 'vulnerably housed' ie those who don't have suitable housing to meet their care and support needs, including those in residential care, supported housing or hospital who would be able to move into general needs independent housing if it was available.

In common with many other outer London boroughs, rough sleeping is comparatively low in Enfield. However, we are sensitive to the risk of rough sleeping increasing as welfare reform and reductions in supported housing continue to impact.



Ambition 1: Provide the right support and advice to residents to prevent homelessness and empower them to make positive choices about where they live

The causes of homelessness are complex and multi-faceted. In the complex socio-economic climate described in our homelessness review, low financial resilience makes people turn to the Council. We need to work with residents to build both financial resilience and wider resilience - with employment, education and training support; and support to improve health and wellbeing. There are a range of universal, targeted and specialist services in Enfield, but we need to do more to target tailored support for those living in temporary accommodation so that they can make positive choices about their future housing.

We also need to capitalise on the new duty placed on public authorities to ensure that when services become aware that a person may be homeless or threatened with homelessness, that person is offered a referral for help to the local authority. We need to also help those authorities to understand the scarcity of social rented homes, and the reality of the support, advice and housing choices which will be available to people who are referred for help. The new duty³ to refer people at risk of homelessness to Enfield's Housing Options Team applies to the following authorities:

- prisons;
- youth offender institutions;
- secure training centres;
- secure colleges;
- youth offending teams;
- probation services (including community rehabilitation companies);
- Jobcentre Plus;
- social service authorities;
- emergency departments;
- urgent treatment centres; and,
- hospitals in their function of providing inpatient care.

³ *The Homelessness (Review Procedure etc.) Regulations 2018*

These services, as well as Enfield's vibrant voluntary and community sector, play a vital role in our multi-agency approach to address the complex issue of homelessness and ensure that the right support is in place with a focus on individuals and their needs.

We need to create an early intervention and homelessness prevention service, which facilitates partnership work and tackles the links between poor housing; low income and poor health outcomes. We need to work across services to support individuals in a tailored way in order to build resilience and prevent ongoing homelessness.

We need to ensure that in doing this, we also provide a positive customer experience for those accessing our advice, intervention and support.

We are delivering on the following priorities to achieve our ambition to provide the right support and advice to residents to prevent homelessness and empower them to make positive choices about where they live:

- Promote access to homelessness services so that people seek advice and support from services earlier in order to prevent homelessness. While promoting access, we will also increase awareness in the community that there is a limited supply of council and social housing, and for many people, their future housing choices will be in the private sector.
- Improve the customer experience for people accessing homelessness prevention services, in line with our Customer Experience Strategy, including tailored advice for adults with disabilities.
- Improve the range of advice and support provided to all households approaching the housing options and advice service to enable them to access housing that they can afford in and outside of the borough and to make positive and realistic choices about their future housing.
- Improve the support and advice we give to households living in temporary accommodation in order to empower them to make positive choices about their future housing options and facilitate their move on to more permanent accommodation.
- Explore the options for closing John Wilkes House and rebranding and relaunching the service from a new site which co-locates a network of facilities tackling homeless; worklessness; poor health outcomes; and building literacy and ICT skills ***For further exploration and discussion***
- Continue to work proactively with partners to offer pathways into legal employment and suitable accommodation for people sleeping rough/living in encampments in the borough

Measuring success

We will measure our success against this ambition by:

- A reducing number of people becoming homeless as a result of being evicted from private rented sector accommodation
- An increasing number of households whose homelessness we have prevented by either supporting them to stay in their existing accommodation; or by supporting them into alternative accommodation

- An increasing proportion of households living in temporary accommodation who have moved out into sustainable housing. This will include analysis of the number of 'relief' cases housed within 56 days and homeless cases moving out of temporary accommodation after 56 days.
- Increasing positive feedback from households on their customer experience of homelessness services (in line with our Customer Experience Strategy).

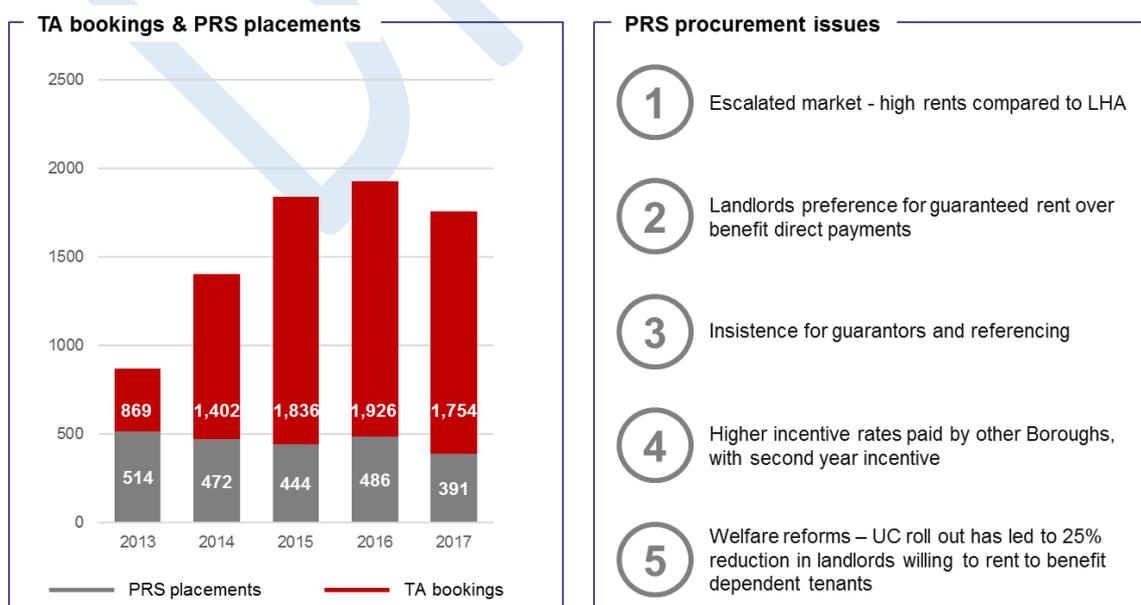
Ambition 2: Secure adequate accommodation to meet the needs of homeless households and those at risk of homelessness

Given the scarcity of social rented homes, where we owe a household the full statutory homelessness duty, we will in most cases discharge it via a Private Rented Sector Offer (PRSO). This means that we will arrange for a private landlord to make an offer of an assured short-hold tenancy in the private rented sector for a period of at least 12 months.

However, rising market rents have increased the challenge of discharging into the private rented sector, resulting in increased reliance on temporary accommodation. For the same reasons, it is also becoming increasingly challenging for us to source suitable temporary accommodation in the private rented sector.

We need to work proactively at a local and regional level to secure a portfolio of accommodation for people who are homeless, and work effectively with local landlords to prevent homelessness occurring.

We aim to assist local households in finding suitable accommodation in Enfield. However, the severe shortage of housing, rising rental costs, and acute pressures on local government funding mean that some homeless households may have to move further away. When we assist households in finding accommodation, we will do so in accordance with our Temporary Accommodation Placement Policy.



There are significant challenges in maintaining quality standards of management, lettings and addressing poor housing conditions with private rented sector lets. A huge part of the national, regional and local response to homelessness needs to be on driving up standards in this sector, while simultaneously increasing the supply of affordable housing. We continue to seek ways of working with private landlords and other organisations to find a coordinated and comprehensive set of measures to tackle rogue landlords. Our Housing Strategy sets out our vision for increasing supply of housing and wider measures to tackle problems in the private rented sector.

Recent legislative changes give local authorities further measures to improve standards in the private rental sector. The Deregulation Act 2015 protects assured shorthold private rented tenants against unfair eviction. The Housing and Planning Act 2016 introduced banning orders and civil penalties for rogue landlords, introduced a national database of rogue landlords, and extended the circumstances for when a tenant can apply for a rent repayment order.

We are delivering on the following priorities to secure adequate accommodation to meet the needs of homelessness households and those at risk of homelessness:

- Increase the supply of social rented homes, through the measures set out in our Housing Strategy.
- Manage the impact of a current shortage of social rented homes through fair and transparent allocation of homes through our Housing Allocation Scheme, while reducing expectation of a council home within the community by increasing understanding of the realistic routes out of homelessness.
- Increase the availability of best value private rented and temporary accommodation available to Enfield residents by securing accommodation both within Enfield and outside of the borough. We will do this through use of Council properties proposed for demolition in the longer term (decants); Housing Gateway acquisitions; our negotiation with landlords and largescale acquisitions; and delivering modular/ flexible housing. We will establish a local lettings agency to offer high quality management of private rented sector accommodation available to Enfield residents.
- Increase the availability of move-on accommodation options for adults with support/care needs who no longer require specialist housing.
- Work with other London boroughs to ensure transparency in incentives paid to landlords and work on a pan-London tenancy deposit project.
- Improve standards of management within Enfield's private rented sector. This includes taking robust enforcement action against poor conditions in line with our Housing Enforcement Policy. Our focus will be on stopping rogue landlords and rogue managing/ letting agents.

Measuring success

We will measure our success against this ambition by:

- A reduction in the number of people becoming homelessness as a result of being evicted from private rented sector accommodation

- An increase in the number of households whose homelessness is prevented or relieved by an offer of an Assured Shorthold Tenancy in the private rented sector.
- A reduction in the use of nightly paid accommodation for homeless households.
- A reduction in spend on temporary accommodation.
- A reduction in length of stay in temporary accommodation.

Ambition 3: Enable households with assessed support needs to live independently in their own home

We want to empower residents to make positive decisions about their own lives and take control over their health whilst encouraging independent living. We want to enable as many households as possible with care and support needs to remain living independently in their own home. We are doing this in the context of increased demand and challenges in health and social care funding.

Due to the scarcity of social housing in the borough, we need to consider the range of housing options available to households with assessed support needs. This will include supporting them to stay in their existing home wherever possible through adaptations and/or assistive technology, consideration of options in the private sector, as well as social housing.

Through our Housing Allocation Scheme, social housing will be prioritised for those with assessed support needs who:

- receive support from social care services; or
- could be in need of social care services in the absence of settled accommodation; and
- have a significant need for a social tenancy because their current housing circumstances are having a severe negative impact on their health condition and wellbeing.

We will work in partnership across local authority and health services to ensure that pathways into housing support respond effectively to individual circumstances and that the right support is offered at the right time.

We are delivering on the following priorities to provide the relevant support to enable households with assessed support needs to live independently in their own home:

- Keep under review the demand for appropriate Housing Related Support services for homeless households with assessed care and support needs and commission appropriate services to meet demand within the constraints of existing budgets.
- Keep under review the demand for general needs accommodation from Adult Social Care clients at key transition points (from hospital, from residential care, and from unrequired supported housing) in order to better support these households into appropriate general needs accommodation.
- Manage the scarcity of available social housing to meet the needs of people with assessed support needs through effective multi agency decision making and through the implementation of our Housing Allocation Scheme.

- Clearly set out the different housing options available for people with physical disabilities, people with learning disabilities, people with mental health needs and older people so that we offer a better customer experience and better outcomes for these client groups.
- Continue to make adaptations to accommodation wherever possible and develop and utilise assisted technology to help people live independently in their own homes
- Safeguard vulnerable people from abuse and harassment by joint working with partners to support them with their housing need
- Increase the availability of adapted and wheelchair accessible accommodation through measures set out in our Housing Strategy.

This section will be further developed through a workshop with children's and adult's services and public health, where we will reflect on case studies of people with assessed support needs and consider what we need to do differently to prevent homelessness, improve pathways into the most appropriate housing options, and work collectively to improve health outcomes for people living in poor or insecure housing.

Measuring success

We will measure our success against this ambition by:

- A reducing number of people experiencing delayed discharge from hospital or delayed move on from residential care/ specialist housing due to the need for general needs accommodation
- Grants made for adaptations to council, housing association, private rented sector and owner occupied accommodation (Measure TBC)
- A reducing number of people becoming homelessness as a result of being evicted from private rented sector accommodation – *the proportion of people in these circumstances with assessed support needs* (Measure TBC)
- An increasing number of households whose homelessness we have prevented by either supporting them to stay in their existing accommodation; or by supporting them into alternative accommodation – *the proportion of people in these circumstances with assessed support needs* (Measure TBC)

Sub-regional working

The London borough of Enfield is committed to working with neighbouring boroughs to compare and review current housing need and homelessness practises, and identify opportunities for coordination and efficiencies wherever beneficial.

Our commitment to such practises is demonstrated through our attendance at sub regional meetings, coordinated by the North London Housing Partnership, a strategic umbrella organisation that brings together housing and homelessness managers working within the London Boroughs of Barnet, Camden, Enfield, Haringey, Islington and Westminster. The partnership aims to:

- improve services through sharing knowledge and best practise across the sub region
- create better services and efficiencies through joint working wherever possible

- identify gaps in service provision across the sub region and work to ensure these are addressed
- bid for funding opportunities to provide additional assistance for boroughs wherever possible
- provide a governance structure to monitor sub-regional projects and ensure they are delivered effectively and within timescale and budget
- develop an excellent understanding of housing demand, needs and conditions across North and pan-London, and an understanding of how this impacts on wider strategic issues affecting the sub region.

Governance and measuring success

It is proposed that a Homelessness Prevention Board is set up to deliver an annual action plan which will be created to implement this strategy. This board will review performance against the measures of success identified in this strategy, and by monitoring performance against our action plan on a six-monthly basis.

Action plan

Template action plan - the detail of the action plan will be developed using ongoing consultation on the draft strategy during October – December 2018.

Provide the right support and advice to residents to prevent homelessness and empower them to make positive choices about where they live

Priority	Actions	Named lead	When	Measure of success

Secure adequate accommodation to meet the needs of homeless households and those at risk of homelessness

Priority	Actions	Named lead	When	Measure of success

Enable households with assessed support needs to live independently in their own home

Priority	Actions	Named lead	When	Measure of success