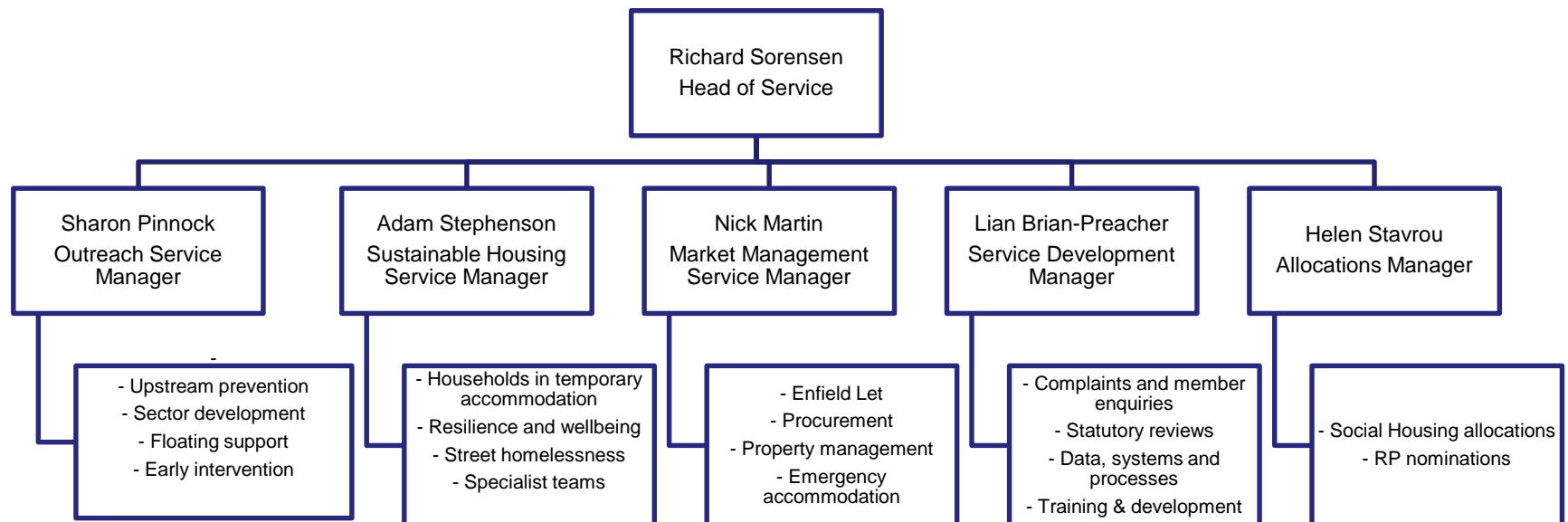


The Housing Advisory Service

www.enfield.gov.uk

Our new service – who does what?



What are we trying to achieve

To enable everyone to access a stable, secure and decent home regardless of tenure.

- Step in to prevent people from becoming homeless at the earliest possible stage, rather than waiting until they have a crisis
- Equip people with the skills to manage a tenancy in the PRS through training and support
- Reshape the housing market to improve access to housing in the private rented sector for residents whilst improving quality

Enfield's Housing Market

There are circa 125,370 homes in Enfield:

- 10,080 are local authority owned homes (8%)

Number of Bedrooms						
Studio	1	2	3	4	5	6
299	3087	3478	3014	136	15	3

- 8,440 are registered provider homes (7%)
- c72,850 are owner occupied (58%)
- c34,000 private rented homes (27%)
 - c8000 HMOs
 - c5500 used as temporary accommodation

Enfield's Housing Register

- 3675 'Live' households
 - 2303 Homeless households
 - 837 Transfers
 - 136 Regen decants
 - 206 Special Applications
 - 36 Waiting for adapted homes
 - 157 Older people
-
- c350 properties available each year

Supply vs demand

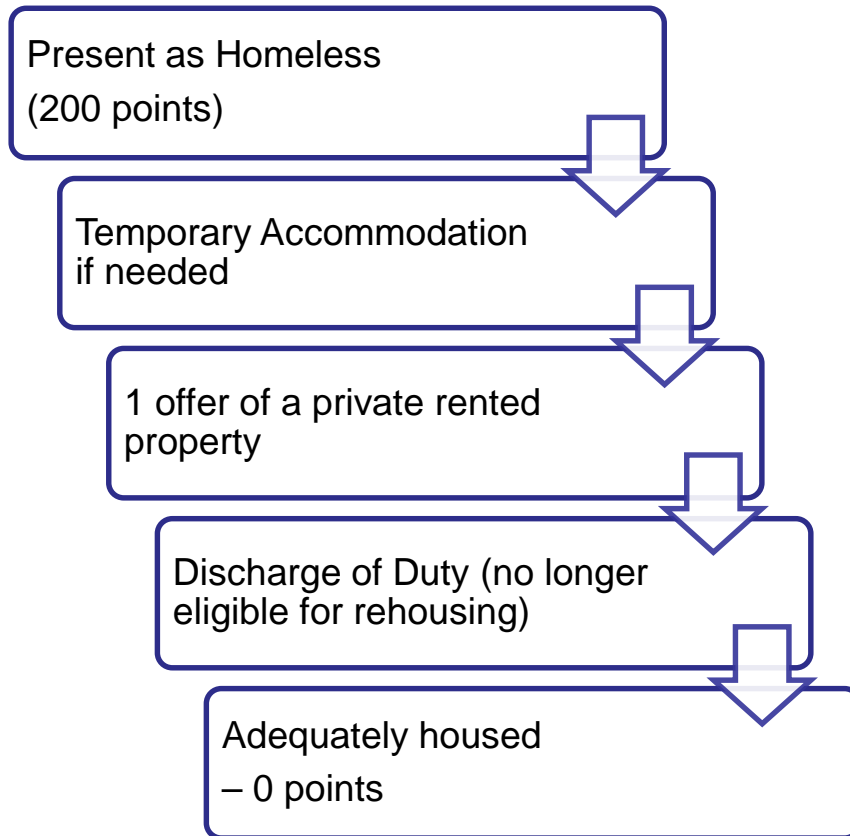
- Not enough social housing to meet demand
- Most people will not get social housing
- 3600 households in TA
- 600 households in TA from before November 2012
- Everyone wants a house
- Most of our social rent properties are flats
- A lot of our TA is in street properties (houses)
- 1270 non bidders in temporary accommodation

Honesty

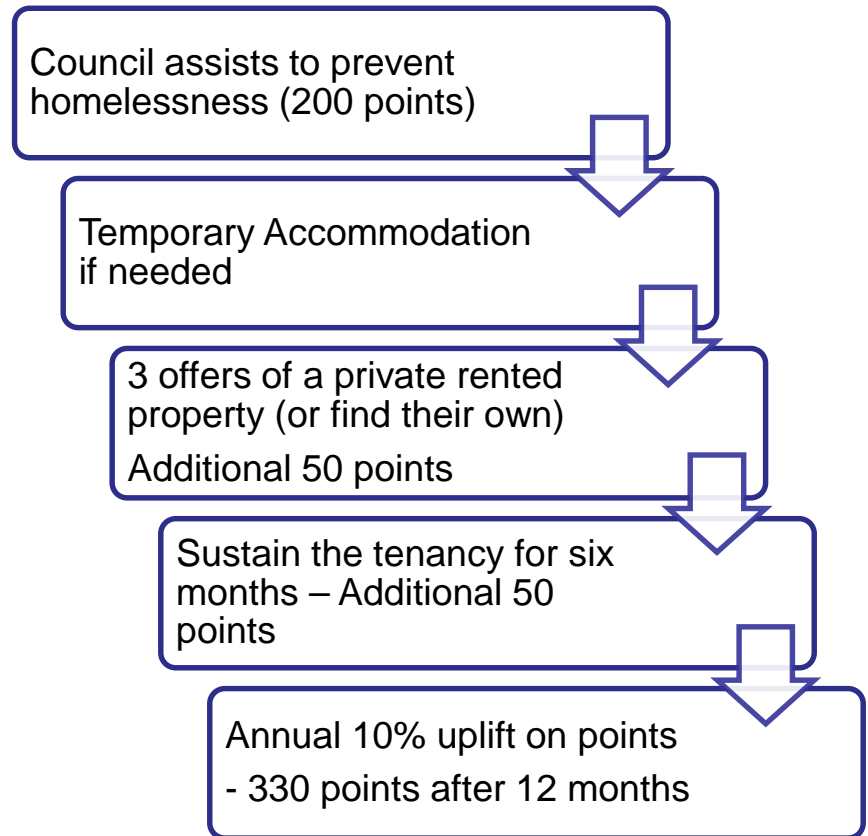
- We will be honest with residents about their housing options
- Most people will not get social housing
- Those that do will wait, often for years, but not in TA
- Moving to the private rented sector will increase their priority for social housing

Homelessness – post Localism

Old scheme



New scheme



Homelessness – pre Localism



Direct offers

- Pre Localism homeless households in TA
 - 650 points
 - One direct offer
- Emergency and Exceptional need to move
 - 1000 points
 - One direct offer
- Under occupation
 - 550-800 points
 - No limit on offers (we want them to move)

Panels –a ‘One Council’ approach

Council Housing

- Internal transfers

Adult Social Care / Children & Family Services

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

Rough Sleepers

- assesses rough sleepers referred by Malcolm’s team

Emergency and Exceptions Panel

- Covers those cases that don’t fit

Specialised Housing

- Sheltered, Extra Care

Key issues

- A lot of people will be asked to move to the PRS
- People who stay in TA will have reduced choices
 - One direct offer in majority of cases
- Our focus will be on PRS
- Increased casework/appeals/complaints
 - Low points (below 100)
 - No more Local Connection points
- TA - moving to one offer policy

A forward look

- Evictions ban/notice period
 - Modelling for 30% increase in cases
 - 12 months worth of cases as 'backlog'
- Likely to hit towards end of March
- Capacity of courts to process may slow evictions