

# Young People and Housing

## Our Aspirations and Challenges

**Andy Pepper, Assistant Director Children in Care Provider Services**

**Kalvinder Kohli, Head of Service – Prevention and Complex,  
Commissioning Centre of Excellence**

**Michael Walsh, Head of Service - Intelligence Strategy and Prioritisation ,  
Commissioning Centre of Excellence**

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# Overview

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- Population profiles
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## Our aspirations for young people

*Young people are able to access safe, decent and affordable housing which offers the foundations to achieving a positive transition into adulthood . This in turn supports a young person's wider aspirations and personal goals.*

(Developing Positive Pathways to Adulthood DCLG, 2015)

## Current Picture - Overview

- Population growing at a faster rate than homes are being built, leading to an increase in overcrowding across all housing tenures
- 20,000 households on the BCC Housing Register (April 2016)
- Shrinking affordable housing sector
- Annually social housing allocations are equivalent to a quarter of Birmingham's overall registered housing need
- Relative to local incomes Birmingham is one of the most expensive places to rent in the country. Housing costs in the city equate to 47% of household income compared to 49% in London
- In the housing market young people face greater economic disadvantage than any other group

# 2015/16 Snapshot: Young People on Housing Waiting List

- At the end of 2015/16 there were 2262 young people on the BCC housing register equivalent to 11% of all households on waiting list.
- 16-18 years of age totalled 117, consisting of 73 single and couples (requiring 1 bed accommodation) 44 households with dependents (2 bed housing requirement or larger)
- 19-25 years of age totalled 2145, consisting of 694 singles and couples (requiring 1 bed accommodation) 1451 households with dependent (2 bed housing requirement or larger)

## Population profiles

- Birmingham is a growing city, home to a population of 1.1m people in 410,000 households (forecast to increase by 100,000 households over the next 20 years)
- The City is super-diverse in terms of ethnicity, nationality and faith. It is one of the youngest cities in Europe with under 25 year olds accounting for 38% of the population; with 15% of the population aged 16 – 24 (Census 2011)

# Homelessness: Overall Scale and Extent

There are an estimated 20,000 households in Birmingham each year who are either homeless, at risk of becoming homeless or who are transitioning out of homelessness:-

- Rates of priority (statutory), homelessness are more than 3 times the national average,
- Rates of rough sleeping below national average but numbers are rising rapidly
- temporary accommodation usage increasing (over 1600 households)

# Youth homelessness

- In 2015/16, there were 4,118 young people potentially facing homelessness in Birmingham. Young people aged 18 – 21 appear disproportionately affected.
- Needing to leave their family home (42%) was the single biggest reason. Even higher for the 16 – 18 age group (62%)
- In 2015/16, 644 of these young people were or had been in receipt of social care services
- Nationally numbers of young people who are care leavers accepted as statutory homeless has been rising slowly but persistently. Equally an increase nationally in 16/17 year olds becoming looked after
- **Despite these pressures, 87% of young people were prevented from becoming homeless and there were no under 25 year olds in the rough sleeper count in November 2016**



# Welfare Reform Challenges

Young people face greatest barriers to accessing housing now....

- Lowest wages/benefit rates
- Least secure employment
- Less money to pay the rent – the ‘Local Housing Allowance’ available in Housing Benefit(HB) or Universal Credit (UC) for private sector tenancies is restricted to the Shared Accommodation Rate (SAR) (£57.34 in Birmingham)



**PREVENTING YOUTH HOMELESSNESS**

From April 2017:

- 18-21s to lose automatic entitlement to ‘housing costs’ within UC
- Wide range of exemptions mean homeless/at risk young people **should not** be affected BUT awareness, and landlord confidence is a big concern

...and to come from April 2019:

- LHA and SAR (caps on benefit) to be applied to claims for rents in social housing
- LHA one bedroom rate to be applied to supported housing, with a local authority top up fund

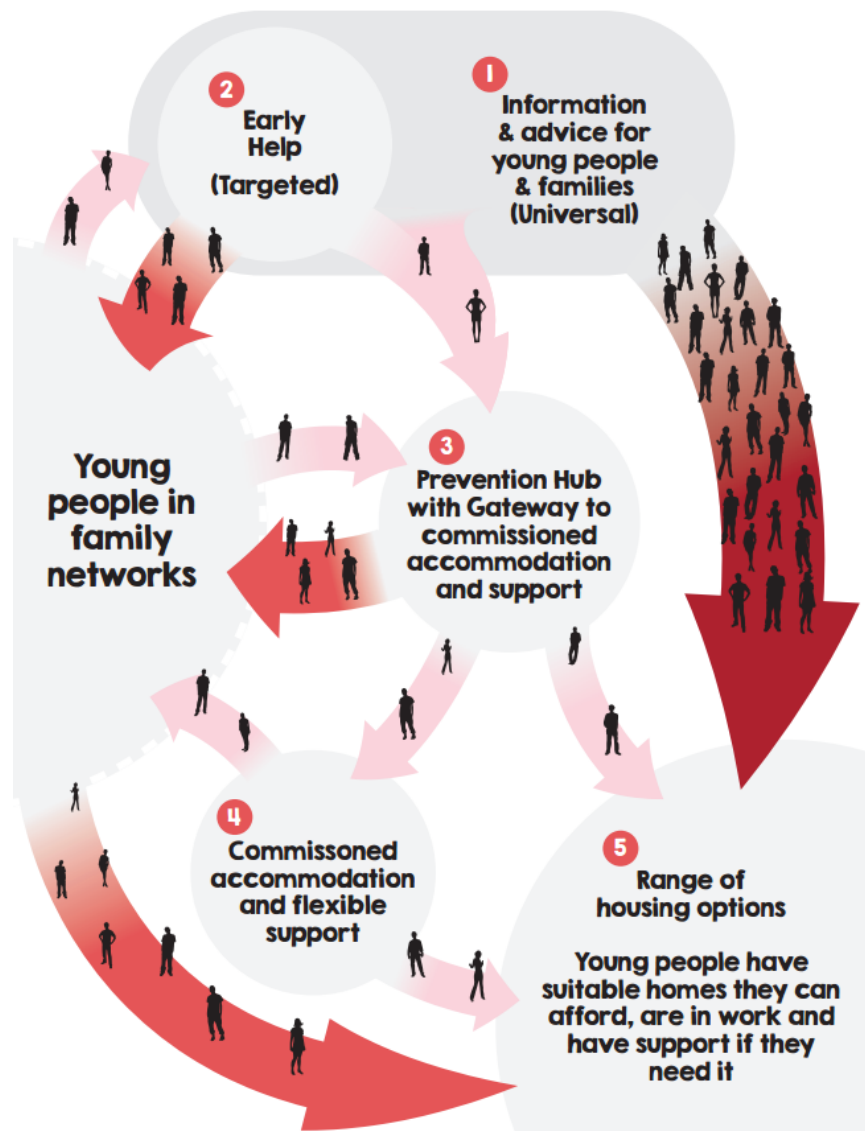
# Possible Implications

## Continuing decline in landlord confidence

- PRS landlords withdrawing from the 'claimant market'
- Social landlords applying stringent affordability checks to all prospective tenants
- Supported Housing providers believe future revenue funding is increasingly insecure – impact on development & investment
- No affordable options for young homeless people?



# Positive Pathway Model



## Positive Pathway Framework: The 5 Service Areas

### 1 Information and advice for young people and families

**The Service:** Timely, accurate information and advice about housing options available to everyone, delivered in a range of ways including web-based information and through schools to reach young people, families and professionals.

**Desired result:** Young people and families are empowered to plan transitions to independent living without support from specialist services. They understand the links between housing choice and their financial end employment situation. They know where to get help if they need it.

### 2 Early help

**The Service:** Early intervention targeted to reach households where young people are most likely to be at risk of homelessness, in addition to 1). Delivery involving all local services working with young people and families at risk, e.g. Troubled Families programme, Family Support, Youth Support and Youth Offending Services.

**Desired result:** Young people stay in the family network where possible and safe and are supported to make planned moves if they need to move out.

### 3 Integrated response ('hub' or 'virtual hub') and gateway to commissioned accommodation and support

**The Service:** Led by the Housing Authority and Children's Services, an integrated service for young people who are homeless, at risk of homelessness or need help with planned transitions to independence. Housing options and homelessness prevention services come together, often co-located, with other services including support for pathways into learning and work. Underpinned by assessment and including a needs driven gateway into commissioned supported accommodation and flexible housing related support services. Key data collection point to inform ongoing development of the pathway.

**Desired results:**

- Homelessness is prevented wherever possible, for example by supporting young people to stay in their family network or preventing the loss of a tenancy.
- Young people who need accommodation and/or support get it, including quick access emergency accommodation and immediate and ongoing support where needed.
- Young peoples' accommodation and support underpins rather than disrupts their pathways in learning and work.

### 4 Commissioned accommodation and support

**The service:** A range of accommodation and support options designed for younger and more vulnerable young people. Accommodation and support is linked together in some options, for example supported accommodation, Foyers, supported lodgings and Housing First. Flexible outreach support is also available to support young people wherever they live (including in the family home) and stick with them when they move if needed.

**Desired results:** Young people gain the stability and skills they need, engage with learning and work and move on to greater independence.

### 5 Range of Housing Options

**The service:** A range of safe, decent, affordable housing options, shared and self-contained, in the private, social and third sectors. Where the market doesn't provide sufficiently for young people on low incomes the offer will need to be shaped through local housing strategies, using partnerships to create options. May include creative approaches such as partnerships with learning providers and employers to provide dedicated accommodation that underpins participation in learning and work. Access to flexible outreach support (4) in case young people need it.

**Desired results:** Young people are economically active and have suitable homes that they can afford - they can build for their future.

# PREVENTING YOUTH HOMELESSNESS

## City's response so far

- Development and implementation of the Positive Pathway for young people led by St Basils with DCLG funded support
- Commitment to end youth homelessness; only local authority to do this
- Nationally recognised, multi-agency Youth Hub
- Information provided through schools
- Birmingham Housing partners have made an offer to government to pilot a 3 year locally commissioned co-investment pathfinder DCLG are currently meeting with the Housing Birmingham partners to explore further

## City's response so far

- Member agreement to implement the Care Leavers Accommodation and Support Pathway developed by Barnardos and St Basils
- Psychologically Informed Environments and Mental Skills Training
- Continued investment in housing support services for young people funded through the Supporting People programme providing 689 bed-spaces and floating support to approximately 400 young people a year. This includes dedicated bedspaces for YOS and also supported lodgings for UASC
- Regional commissioning of a Staffordshire framework for 16/17 year olds in care
- LGA Children's Efficiency Project (reducing high cost care packages)

## City's response so far

- Commitment from the Cabinet Member for Children, Families and Schools to developing a joint commissioning approach for supported housing between SP and 16/17 year old young people in care supported accommodation in future (Nottinghamshire model)
  - Development of innovative and affordable housing models for young people – live and work schemes, young persons housing co operative
  - Financial Inclusion Strategy and responses being developed under the proposed additional duties to prevent homelessness
  - Training Flats to help prepare young people for the reality of living independently
  - Accredited Tenancy Ready Programme ( SP services only)
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## Delivering our aspirations – Where we need to get to

- Expand prevention and early help options through Trailblazer
- Develop a young persons housing policy and affordable housing offer (Housing Birmingham commitment) which meets diverse needs
- Increase local authority communication and engagement to build landlord confidence
- Help young people to prepare to be good tenants (managing finances, behaviour etc.)
- Support young people into apprenticeships/training or employment and career progression
- Develop housing and support options for young people with complex needs building on learning from Fair Chance SIB

## Delivering our aspirations – Where we need to get to

- Housing Supply – Mainstreaming innovative models of housing for young people particularly those linking employment and housing together
- Explore the development of young persons community-led housing developments
- A joint approach across council and partner budgets to commissioning accommodation and support options for young people aged 16 +



# Any Questions, Comments, Ideas, Solutions?!





## **Commissioning Centre of Excellence**

Contact Information for presentation

Name: [kalvinder.kohli@birmingham.gov.uk](mailto:kalvinder.kohli@birmingham.gov.uk)

**birmingham.gov.uk**