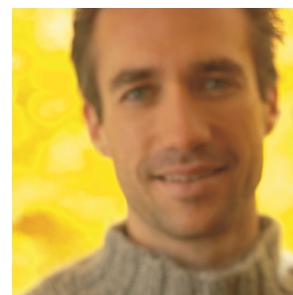
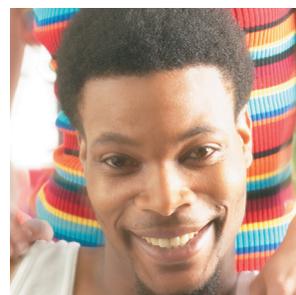
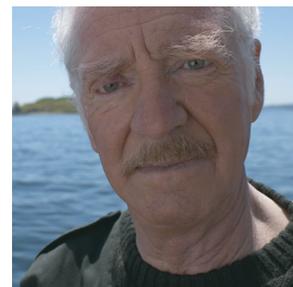
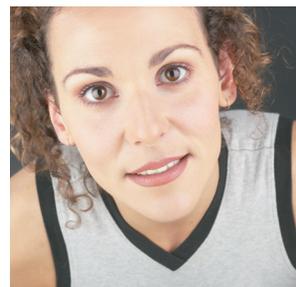
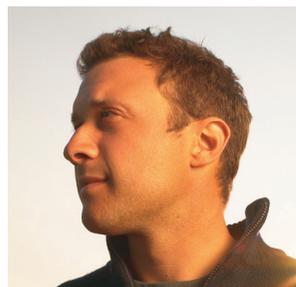


Homelessness Review 2019



WARRINGTON
Borough Council



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1 Homelessness review

Tackling and preventing homelessness remains a top priority for Warrington Borough Council and a key challenge for the Council and our partners. The homelessness review will be used to inform the development of the Homelessness and Rough Sleeping Strategy 2020 to 2025. The review will shape the development of the strategy by identifying future trends, key issues and gaps in service provision. It will also consider the challenges arising from the introduction of the Homelessness Reduction Act 2017 and our experience in meeting the new duties arising from the Act.

The information is based on the Council's records and those published by the Government. However, we intend to carry out workshops and engagement events to obtain a wider view of homelessness and the challenges that we face.

Warrington's housing market is characterised by high demand, a successful economy and a growing population. This demand outstrips the supply of housing leading to higher house prices and rents. Those least able to compete can often find their options limited. This is exacerbated by the low level of Local Housing Allowance for Warrington residents and by welfare reforms – both of which fall outside of the Council's control. These have reduced access to the private rented sector for those on low incomes. Alongside this we have witnessed a year on year reduction in the availability of social housing. Whilst a key priority, the delivery of new homes lags behind our aspirations, with social housing unable to meet demand. Over decades we have seen an insufficient supply of new homes and our 5 year plan cannot match the scale of this backlog of housing need.

On a slightly more positive side, this review demonstrates that we have been successful in the prevention and relief of homelessness, with prevention work reducing the number of households who would have become homeless without intervention.

We have recognised the problem of rough sleeping and have identified actions to reduce it. Two successful grant funding bids under the Government's Rough Sleeping Initiative will assist in piloting the Somewhere Safe to Stay hub and provide specialist support for 21 people with complex needs.

I would like to take this opportunity to thank everyone who has contributed to the review and encourage you to participate in the coming workshops and engagement events.



Councillor Maureen McLaughlin
Cabinet Board Member
Housing, Public Health and Wellbeing

2 Legal requirements

Local Authorities are required to publish a homelessness strategy under the Homelessness Act 2002.

This review will look at definitions of homelessness, causes of homelessness, the wider policy context, the current legislation and guidance. It will then consider the impact of demographic change, the wider economy and the housing market. It then examines the figures for rough sleeping and statutory homelessness including homelessness decisions, acceptances, prevention and relief as well as the use of temporary accommodation. Our aim will then be to set out a profile of homelessness demand including household characteristics and vulnerability.

3 Definition of homelessness

This review uses a wide definition of homelessness which includes the following:

- People sleeping rough
- Single homeless people living in shelters, hostels and supported accommodation
- Statutory homeless (see definition below)

It also includes people that can be described as “hidden homelessness”. These are people who are squatting or living in severely overcrowded accommodation.

The government has set out in legislation who can be considered as being homeless or threatened with homeless and provided guidance on how the Council assesses this. People who present as homeless don't have to be sleeping on the streets or not have a roof over their

head at the time they apply for help. People are considered statutory homeless if:

- It is unreasonable for them to remain in their current accommodation because the property is in a poor or unsafe condition
- They are no longer able to afford the accommodation
- They live in a caravan or boat with nowhere to legally put it

Crisis have produced a definition of what it means by “ending homelessness” in its plan “Everybody in – How to end Homelessness in Great Britain” which is as follows:

- No one sleeping rough
- No one forced to live in transient or dangerous accommodation such as tents and squats
- No one living in emergency accommodation such as shelters and hostels without a plan for rapid rehousing into affordable, secure and decent accommodation
- No one homeless as a result of leaving a state institution such as a prison or the care system
- Everyone at immediate risk of homelessness gets the help that prevents it happening

An emerging issue is those who are employed on zero hour contracts, low pay and informal work arrangements with subsequent difficulties in securing affordable accommodation. Often these cases are not reported or hidden from official homelessness statistics.

4 What causes homelessness?

People can become homeless due to a wide range of different reasons. There are social causes of homelessness such as lack of affordable housing and poverty. Life events such as a relationship breaking down, loss of a job, mental or physical health problems and substance misuse can be a trigger for homelessness.

People fleeing a violent relationship can become homeless. Those leaving prison, care or the army with no home to go to can become homeless.

Research suggests that the causes of homelessness are complex and there is no one single factor that triggers it or is necessary for it to occur. Factors relating to an individual, their relationships, housing and employment can all play a part. Individual factors such as vulnerability, mental & physical support needs, addiction and substance misuse can play a part in homelessness which can also be exacerbated by poverty. Domestic violence can lead to homelessness.

In Warrington the main reasons given for losing their accommodation is that a friend or relatives are no longer able to continue to provide accommodation, ending of a private sector tenancy, relationship breakdown and domestic abuse.

5 Policy context

National Policy Perspective

Government policy on homelessness has not changed since the previous review of homelessness. The main policy focus is on the prevention of homelessness.

In April 2017 the Homelessness Reduction Act received Royal Assent and this became operational on 3rd April 2018. The Act gives the Council new duties with a focus on prevention of homelessness with those already experiencing homelessness able to access help regardless of whether they have a priority need. With these new duties nationally the government is providing £72.7 million to local authorities to meet the requirements of this Act.

The new Act requires major changes in the way local authorities deal with homelessness which are summarised as follows:

- More statutory duties so more people qualify for assistance
- Increased opportunities to challenge the Council's decision
- Focus on prevention and relief of homelessness
- Changes in the performance reporting to the government
- New government team of Regional Advisors who visit local authorities

In August 2018 the government published its Rough Sleeping Strategy setting out its vision to halve rough sleeping by 2022 and end it by 2027. The strategy is focused on three key priorities prevention, intervention and recovery.

Prevention

- Prevention pilots focused on finding stable and sustainable accommodation for people leaving prison and for people with complex needs leaving care
- A review of homelessness legislation
- Research into the links between homelessness, sexual orientation and modern slavery
- Investigating any deaths from rough or serious harm caused to rough sleepers and supporting local authorities to strengthen their homelessness strategies with a greater emphasis on rough sleeping

Intervention

- £45m to continue the Rough Sleepers Initiative work
- Somewhere Safe to Stay pilots: £17m for work across 15 areas to rapidly assess the needs of people at risk of rough sleeping and support them to get the right help
- Rough Sleeper Navigators: funding for specialists to support people access appropriate local services, get off the streets and into settle accommodation
- £2m to enable access to mental health and substance misuse support services for people who are sleeping rough
- Training for frontline staff
- New support for local areas to work with non-UK nationals who sleep rough
- Rough Sleeping Support team
- Funding for an improved Street Link

Recovery

- Dormant Assets funding: allocation of up to £135m of dormant accounts the majority of which will be used to support innovative finance for homes for people who sleep rough or are at risk of rough sleeping

- Move On Fund: £50m fund to deliver a new supply of homes outside of London for people who are sleeping rough, as well as those who are ready to move on from hostels or refuges and might need additional support
- Supported lettings: £19m of new funding to provide flexible support in homes provided for people with a history of rough sleeping. This will provide flexible support funding to help over 5,000 people at risk of rough sleeping to sustain their tenancies
- Local Lettings Agency: new funding to help local areas grow enterprise to support vulnerable people into accommodation
- Housing First: £28m for Housing First pilots in Greater Manchester, West Midlands and Liverpool to support people with complex needs
- Homelessness experts for every Jobcentre Plus offering expert advice, signposting and support
- Young Futures Fund: new Social Impact Bond to support young people who are not in education, employment or training

Supported Housing

Following consultation the government has decided to continue to use Housing Benefit to fund all supported housing. However, it will continue to work with the sector and local government to develop robust oversight and ensure value for money and quality for all supported housing.

Deficit Reduction

Since 2010 the government's main priority has been focusing on reducing the budget deficit. This is the gap between what the government spends and what it raises in taxes. This has led to a substantial reduction in public spending which is forecast to reduce public spending as a share of national income (GDP) in 2022/23 to 37.7% from 44.8% in 2010/11.

With protection on spending for health, schools and foreign aid this has led to larger cuts in other areas. Local government has seen its spending reduced by more than half in real terms. These austerity measures combined with wage rises lagging behind inflation and a “broken” housing market have had an impact on the levels of homelessness.

The government has cut funding to Warrington Borough Council by up to £137m per annum since 2010. By 2020 it is forecast that an additional £22m will need to be cut or savings required to be found. At the same time demand for services is growing as people live longer and the borough’s population continues to grow.

Welfare Reform Act 2012

Since 2012 the government has made a series of changes to welfare provision aimed at delivering public expenditure savings of £13 billion a year by 2020/21. These reforms include the following:

- **Local Housing Allowance:** rates reduced to 30th percentile of local rents rather than previous set at 50th percentile
- **Local Housing Allowance Caps:** national cap of LHA rates for each size of dwelling. From 2016 there has been no increase on the amount of LHA paid
- **Universal Credit:** brings together a range of working age benefits into a single payment
- **Personal Independence Payments:** replacement of Disability Living Allowance
- **Jobseeker’s Allowance Claimant Commitment:** which outlines what jobseeking actions a claimant must carry out while receiving this allowance
- **Benefit Cap:** introduce a cap on the total amount of benefit that people aged 16 to 64 can receive.

- **Employment and Support Allowance:** replacement of a range of incapacity benefits with Employment and Support Allowance
- **Work Capability Assessment:** anyone claiming Employment and Support Allowance will have a work capacity assessment to assess their capability for work
- **Bedroom Tax:** from April 2013 the government has introduced a change in housing benefit entitlement that means working age tenants will receive less in housing benefit if they live in a housing association or council property that is deemed to have one or more spare bedrooms. If a tenant is deemed to have one spare room housing benefit is cut by 14% and 25% for two or more spare rooms. The new rules allow 1 bedroom for each adult or couple. Children under the age of 16 are expected to share if they are the same gender and those under 10 are expected to share whatever their gender

4 Year Benefits freeze from 2016 to 2020

One of the key findings of the National Audit Office’s report on the government’s response to Homelessness published in September 2017 was that “Changes to Local Housing Allowance are likely to have contributed to the affordability of tenancies for those on benefits, and are an element of the increase in homelessness”. The NAO also found that the government did not have a cross-government strategy to prevent and tackle homelessness, and that the Government had not evaluated the impact of its welfare reforms on homelessness, or the impact of the mitigations that it has put in place. This is despite the fact that homelessness had significantly increased in recent years, and at present costs the public sector in excess of £1 billion a year.

Corporate Strategy 2018/20

The Corporate Strategy describes the long term vision for Warrington and its priorities to help deliver the following vision:

“ We will work together with our residents, businesses and partners to create a place that works for all. ”

Our focus for the future will be

- Opportunities for the most vulnerable
- Grow a strong economy for all
- Build strong, active and resilient communities
- Create a place to be proud of



Our Pledges

Opportunities for the most vulnerable



Ensure the safety and wellbeing of our vulnerable adults and children



Support people to live as independently as possible

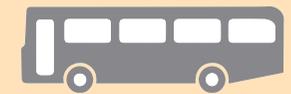


Provide access to quality care, support, education and learning provision

Grow a strong economy for all



Invest in, maintain and build the towns economic and environmental infrastructure



Ensure the borough is well connected and accessible

Build strong, active and resilient communities



Ensure there are sufficient numbers of new homes and good quality and affordable housing to meet local need and support growth



Promote and support healthy, prosperous and vibrant communities



Our citizens are well educated and skilled with opportunities to progress into training, further/higher education and employment

Create a place to be proud of



Work with the community and local partners to ensure our streets are clean, safe and tidy



Create a cultural vision and plan, celebrating the town's history and heritage

Homeless Charities Crisis

“Everybody In” sets out an evidence based long term plan for ending homelessness in Great Britain. It sets out the costs and policy changes required to achieve this. Crisis advocate a swift process to identify people sleeping rough, and providing short term help for those that can be moved into secure decent housing (such as assistance with a deposit and rent in advance) and longer term support for more vulnerable people with complex needs through approaches such as housing first.

It also makes a number of policy recommendations including:

- Ensuring emergency accommodation is always available for people in immediate need
- Providing funding for personalised support for rough sleepers
- Establishing housing first as the default option for anyone homeless with complex needs
- Calling for over 100,000 new social homes per year
- Imposing a wider duty on public bodies across Great Britain to prevent homelessness
- Enabling everyone to access help and abolishing ‘priority need’

Homeless Link

As the membership body for the homelessness and supported housing sector in England, representing over 750 diverse organisations, Homeless Link is in a unique position to understand and assess the scale and nature of the challenge to end homelessness. The country has experienced successive year on year rises in the numbers of people struggling to find and keep a home as well as a corresponding increase in the complexity and multiplicity of people’s needs.

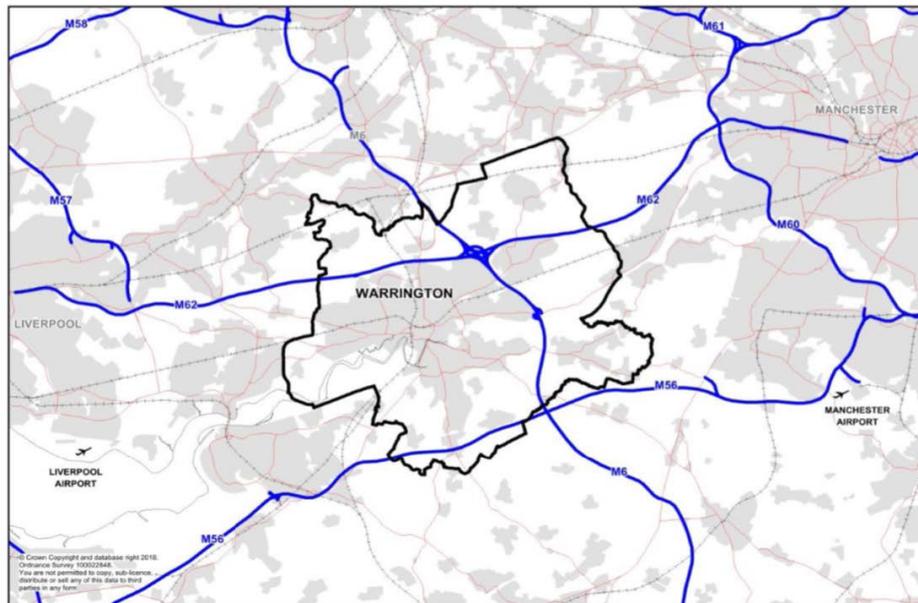
Homeless Link have a vision “there is no place for homelessness in the 21st century.” They have 4 strategic aims which are as follows:

- Preventing homelessness and ending rough sleeping
- Showing that ending homelessness is both achievable and sustainable
- Supporting our members to be more effective, impactful and resilient
- Being an excellent and inspiring organisation

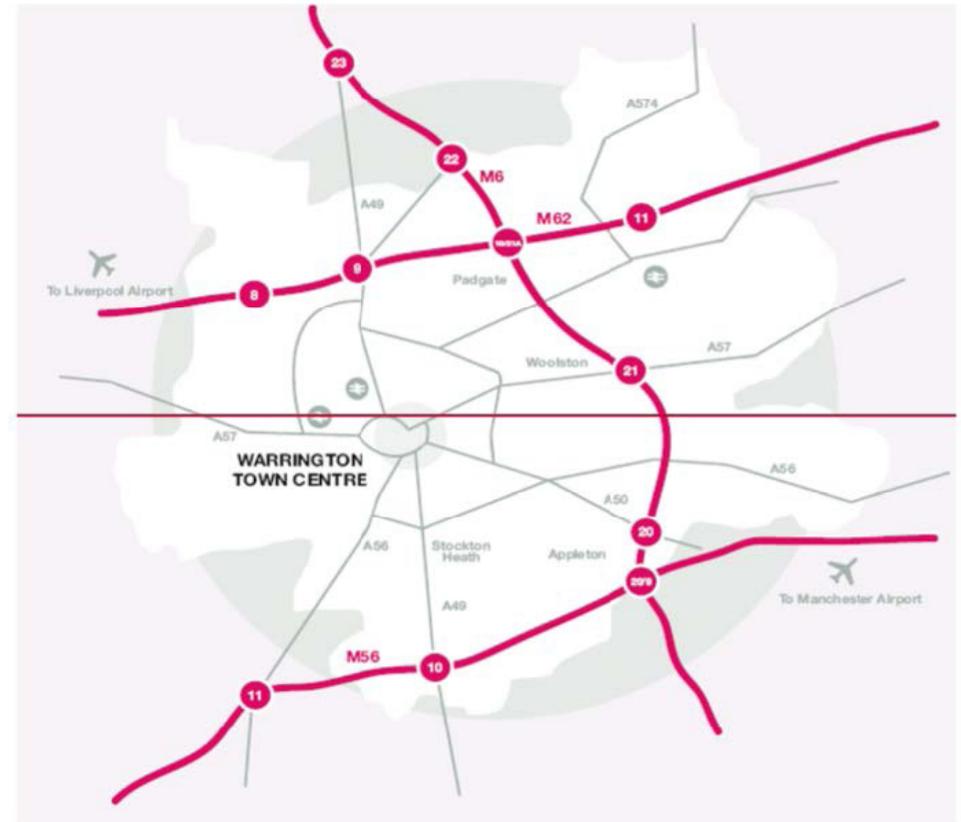


6 Profile of Warrington

Warrington covers 70.19 square miles and has a residential population of 209,704 people (mid 2017 estimate). It is situated between Manchester and Liverpool at the centre of the North West region's transport network. The M6, M56 and M62 motorways intersect within the borough connecting it to all parts of the region and beyond.



Warrington is a borough of dramatic contrasts with rural, idyllic villages and industrial heritage. The town of Warrington in the centre of the borough is the largest and most densely populated with outlying villages such as Lymm, Culcheth and Burtonwood having their own range of shops and services. Further information on the wards of Warrington and their profiles are available for download from the Council's website.



The borough also lies on the main North/South (West Coast Main Line) and East/West (Trans-Pennine) rail routes. Manchester International and Liverpool John Lennon Airports both lie within easy reach.

Two significant waterways the River Mersey and the Manchester Ship Canal flow through the main urban area. The town's crossing point of both river and canal is an essential part of its character.

Warrington was designated a New Town in 1968 which led to a planned increase in growth.

7 Demographic change

Population and the household growth are key drivers of housing demand which determine the number of new homes required to match increases in population. Levels of homelessness are affected by the overall provision of housing as well as access to housing and the stock of affordable housing for those unable to meet their needs in the housing market.

Population and Households

Warrington has a population of circa 209,704 that is expanding and ageing. This is exacerbated by its legacy as a New Town with rapid population growth in the 1970s followed by a slow down during the following decades creating a “New Town Demographic” heading towards retirement.

The population of the UK has increased by 5 million since 2001 and by 10 million since 1964. Natural change in the number of births over deaths contributes slightly more to population increase than inward migration. Warrington’s population increased faster than projected between the 2001 census and 2011 census with 11,026 (5.8%)

The UK population is projected to increase by 3.6 million (5.5%) over the next 10 years, from an estimated 65.6 million in mid-2016 to 69.2 million in mid-2026. The UK population is projected to pass 70 million by mid-2029 and be 72.9 million in mid-2041.

By mid-2026 Warrington’s population is projected to increase by 4.7%. By 2041 Warrington’s population is projected to increase by 8.3% equivalent to an extra 18,874 people. The largest percentage increase are expected in those aged 65 and over with an overall increase of 21,100 people.

The table below illustrates the significant difference in the growth trends of different age groups. Across the country and in every region the population aged 65 and over is projected to grow at a faster rate than all other age groups.

Area	Age Group	15 years 2014/29	20 years 2014/34	25 years 2014/39
Warrington	All	9%	11%	13%
	15-35	-2%	-1%	3%
	65+	39%	54%	65%
North West	All	6%	7%	8%
	15-35	-3%	-2%	2%
	65+	30%	42%	49%
England	All	11%	14%	17%
	15-35	2%	4%	9%
	65+	35%	49%	59%

Source: ONS 2016

Pension Poverty

The All Party Parliamentary Group on Housing and Care for Older People have found that the rise in unaffordable rents for older people could cause a surge in pension poverty over the next 20 years.

The research found that by 2038 more than 630,000 older people may struggle to stay in their homes if rents continue to rise at their current rate. According to the report people typically see their income halve after retirement. Currently those living in the private rented sector spend on average 40% of their earnings on rent and the report predicated this could increase to 80% in retirement for the current “generation rent”. It forecasts that future increases in rent without a major boost to social housebuilding could see a sharp rise in homelessness among older people. It estimates that

1.1 million low cost rent homes will be needed to adequately house pensioners by the late 2040s which equates to an average of 38,000 homes a year.

The report also raised concerns about the quality of the housing for disabled pensioners in the future. It predicts that the number of private rented homes unfit for older disabled people could leap from 56,000 homes to 188,000 in 20 years and to 236,500 in 30 years.

Hidden Households

To identify the potential “hidden homeless” we analysed the Census 2011 and the level of concealed households. A concealed household is the family or couple that coexist with another family or couple in the same household. This identified that out of 59,754 households there were 669 concealed households or 1%. Further analysis identified 403 under the age of 35 and 108 aged 65+. This is lower than the North West and England which are 2%.

Research was carried out a few years ago on single people who accessed advice and assistance over a 12 month period from the Council’s Housing Options service. The aim was to potential number of “hidden homeless” or those who were “sofa surfing”. The research identified an estimated 527 “hidden homeless” that could present seeking accommodation.

8 Economy and jobs

Warrington was designated as a New Town in 1968 which led to an expansion of housing and employment. Omega is a £1 billion 233 hectares development which is currently the largest mixed use development site in the North West. The access to the regions motorway network from Junction 8 of the M62 provides an unrivalled location. This has attracted Brake Bros, Hermes, Parcelnet, Travis Perkins, Asda, the Hut Group, Plastic Omnium and Amazon to this location. In addition in May 2016 the Council approved 1,100 new homes to be built on the site.



Birchwood Park is home to over 150 companies across a business park comprising 123 acres that sits in an Enterprise Zone. With 1.2 million square feet of accommodation there are more than 6,000 people employed on the site. Birchwood Park was acquired by the Council who will seek to maximise opportunities through continued investment and asset management initiatives.

Work on phase two of the Cavendish Warehouse development is underway following a £12 million investment which will see 170,000 square feet of prime industrial warehouse space added to the park. The development is due to complete in Spring 2020. This follows on from the £5 million investment into the road network surrounding the park.

There are numerous other office, warehouse and development parks in Warrington that contribute to our successful local economy.

A strong national and regional economy that provides numerous reasonably well paid jobs can be a significantly positive factor in helping to reduce homelessness.

The table below sets out a range of economy related data compared to the North West and Great Britain.

	Warrington	North West	Great Britain
Economically Active	78.4%	76.9%	78.7%
Unemployed	3.6%	3.9%	4.1%
Out of work benefits June 2019	2.6%	3.4%	2.8%
Aged 16 to 17	0.2%	0.3%	0.3%
Aged 18 to 24	3.9%	4.7%	3.7%
Aged 25 to 49	2.9%	3.8%	2.9%
Aged 50+	1.9%	2.6%	2.3%

Source: ONS Annual Population survey

ONS Claimant count by sex and age. Note: percentage is a number of claimants as a proportion of resident population of the same age

UK Business Counts 2018	Warrington Numbers	Warrington %	North West Numbers	North West %
Enterprises				
Micro (0 - 9)	8,865	90.7%	238,155	88.9%
Small (10 - 49)	705	7.2%	24,290	9.1%
Medium (50 - 249)	160	1.6%	4,315	1.6%
Large (250+)	45	0.5%	1,005	0.4%
Local Units				
Micro (0 - 9)	9,825	84%	264,905	83.5%
Small (10 - 49)	1,440	12.3%	41,985	13.2%
Medium (50 - 249)	365	3.1%	8,945	2.8%
Large (250+)	70	0.6%	1,365	0.4%

Source: ONS Inter departmental business register

Please note: an enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records). An individual site such as a factory or shop in an enterprise is called a local unit.

Job density is defined as the number of jobs in an area divided by the resident population aged 16 to 64 in that area.

	Warrington	North West	UK
Jobs Density	1.14	0.83	0.86

Gross Weekly Pay

The gross weekly pay is set out in the table below:

	Warrington	North West	UK
Full time workers	£569.50	£529.60	£571.10
Male full time workers	£632.40	£571.90	£612.20
Female full time workers	£515.70	£472.40	£510.00

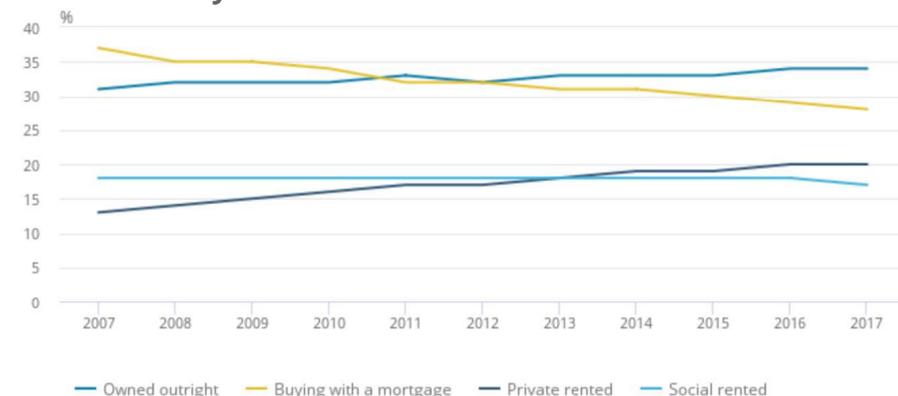
9 The housing market

Warrington has a higher rate of home ownership than the national average.

Tenure	Warrington	England
Owned	32%	30.6%
Mortgage	39.6%	32.8%
Shared ownership	0.7%	0.8%
Social rented (Council)	0%	9.4%
Social Rented (Housing Association)	15.6%	8.3%
Private rented	10.2%	15.4%
Other	1%	1.4%
Rent free	0.8%	1.3%

Source: Census 2011

Households by tenure 2007 to 2017 UK



Source: Family Resources Survey, Department for Work and Pensions

There was a significant increase in activity in the sale of new build properties before the 2008 economic downturn. Since then Warrington remains 40% below its pre-recession average. The downturn in new build sales has coincided in a notable upturn in new build sales values. Since 2013 new build sale prices have increased by 59% while resale prices have increased by only 14%.

	New Build			Resale		
	2013	2017	Change	2013	2017	Change
Cheshire East	£229,995	£249,950	9%	£173,000	£200,000	16%
Cheshire West & Chester	£217,250	£247,995	14%	£160,000	£185,000	16%
Warrington	£169,998	£269,995	59%	£148,000	£168,000	14%
LEP Area	£163,000	£189,995	17%	£166,000	£192,000	16%

Source: HMLR 2019

An analysis for the rental market activity using data from 2016/17 shows that average rents are below national equivalents, although above the North West.

Area	Count of rents	Mean	Lower quartile	Median	Upper quartile
Cheshire East	5,590	£740	£500	£600	£800
Cheshire West and Chester	4,020	£648	£525	£600	£725
Warrington	2,050	£620	£475	£575	£695
Cheshire and Warrington LEP (Av.)	11,660	£669	£500	£592	£740
North West	72,290	£584	£450	£535	£650
England	511,980	£852	£500	£675	£950

Source: VOA Private Rental Market Statistics Table 2.7

Affordability

A comparison of house prices against incomes can produce an affordability ratio. The table below sets out the average value of property divided by average incomes across the region. Warrington at 6.14 is less affordable than the North West of 5.42, although not as high as England with 7.16.

	workplace-based earnings		residence-based earnings	
	Median	Lower Quartile	Median	Lower Quartile
Cheshire East	7.36	7.01	7.02	6.99
Cheshire West and Chester	7.08	7.12	6.44	6.87
Warrington	6.06	6.06	5.87	6.14
LEP LA Average	6.83	6.73	6.44	6.67
North West	5.62	5.42	5.62	5.42
The North (NE, NW and Y&H average)	5.55	5.27	5.54	5.26
England	7.72	7.16	7.72	7.16

Source: Cheshire and Warrington LEP

Local Plan 2019

Warrington's Local Plan sets out the legal planning framework for the borough's development over the next 20 years. It will guide the housing, business space, transport infrastructure and community facilities that we need for the future. Consultation on the Local Plan 2019 ended on 17th June 2019. The main headline figures are summarized below:

- 18,900 new homes by 2037
- Almost 90% of Warrington's Green Belt will remain preserved
- 362 hectares of employment land
- 20% affordable housing to be developed in inner Warrington
- 30% affordable housing to be developed elsewhere
- 1 in 5 homes will be built for elderly residents

As part of the evidence to inform the Local Plan a Strategic Housing Market Assessment (SHMA) was carried out. The SHMA identified that 377 new affordable homes are required each year with the majority of need for rented homes. This is an increase from 288 due to the reduction in relets of social housing.

The Local Plan sets out the vision for the borough's future which determines what will be built, where and when as well as setting out what areas need to be protected from development. This will provide 945 new homes per year up to 2037 and 362 hectares of employment land to support ongoing economic growth.

Housing Completions

The number of net new homes built including those which are affordable is set out below:

Year	Completions	Of which affordable housing
2012/13	647	227
2013/14	693	202
2014/15	687	101
2015/16	595	162
2016/17	492	72
2017/18	359	86
2018/19	503	112

Source: Warrington Borough Council Monitoring

Housing Register

On 15th March 2018 Choosehome was replaced with Under One Roof. For homeless cases who are given priority because of emergency need they are offered the most suitable property dependent on availability of stock at the time of need.

The number of live applications as at September 2019 was 4,334 which is an increase from 2,629 in September 2018 and is broken down as follows:

Breakdown by Group	Number
Families	1,929
Single and Couples	2,405
Total	4,334

Source: Torus Under One Roof

The number of people registered with Under One Roof is increasing.

	Band 1	Band 2	Total
July 2018	210	2,276	2,486
February 2019	244	3,238	3,482
May 2019	222	3,589	3,811
Sept 2019	172	4,162	4,334

Source: Torus Under One Roof

Overcrowding

If a household's accommodation is too small they may be considered to be living in overcrowded conditions. Nationally it is estimated that there are over 20,000 overcrowded households in the UK. The legislation which defines overcrowding has not changed since 1935 and is based on a room standard and a space standard.

Of the 23.4m households in England & Wales in March 2011 there were 1.1m who were considered to be overcrowded. However, more than 8 in 10 (82.7%) owner occupied households had at least 1 spare bedroom compared with 49.5% among privately rented and 39.4% socially rented.

The 2011 Census identified that there were 2,137 (2.3%) with 1 or more bedrooms fewer than required in Warrington. This compares with 3.7% for the North West and 4.7% for England & Wales.

The Council's housing allocation policy sets out when reasonable preference will be awarded for overcrowding which is as follows:

- Applicant's living in overcrowded conditions and whose housing circumstances have been assessed as being 2 bedrooms short of what they need

A separate bedroom should be allocated to the following persons:

- Person living together with another as husband and wife (whether that other person is of the same sex or the opposite sex)
- A person aged 16 years or more
- Two persons of the same sex aged less than 16 years
- Two persons (whether of the same sex or not) aged less than 10 years
- Any person aged less than 16 years in any case where he or she cannot be paired with another occupier

The number of applicants registered with Under One Roof in overcrowded conditions are as follows:

Bedrooms Short	Number
-3	1
-2	35
-1	649
Total	685

Source: Torus Under One Roof

There are a total of 685 applicants registered with Under One Roof who need larger accommodation some of whom may be at risk of homelessness.



Social Housing

Golden Gates Housing Trust is the largest social landlord in Warrington and we have seen a year on year reduction in the availability of social housing:

2002/03	2014/15	2015/16	2016/17	2017/18	2018/19
1,311	851	809	688	639	486

Source: Torus Under One Roof

Property Type	1 Bed	2 Bed	3 Bed	4 Bed	Total
Bedsit	1				1
2nd floor	1				1
Bungalow	56	13			69
Flat	264	33			297
1st floor	116	13			129
2nd floor		12			12
Ground Floor	148	8			156
House		44	55	9	108
Maisonette		11			11
1st floor		9			9
Ground Floor		2			2
Grand Total	321	101	55	9	486

Source: Torus Under One Roof

An analysis of the reasons for ending a GGHT tenancy shows that the main reason was due to death at 20%, 9% transfers and 8% abandoning the property whilst evictions due to rent arrears accounted for 4%.

Death	103
Refused to say	78
Transfer	49
Property abandoned	43
Private sector tenant	41
Housing association	39
Residential institutions	38
Moved out of the borough	33
Eviction: rent arrears	23
Exceptional let	19
Lodger	18
Tenancy surrendered	16
Became owner occupiers	13
Decant	3
Eviction: Anti-social behaviour	3
Source: Torus Under One Roof	

Private Rented Sector

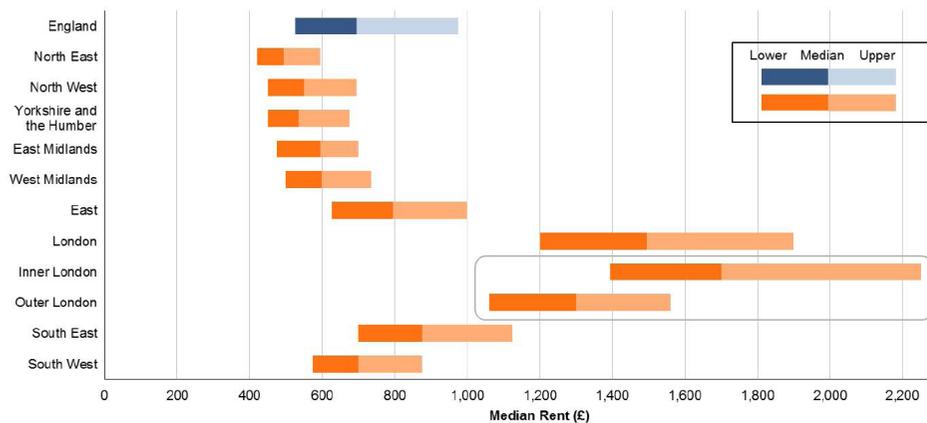
The English House Survey shows that the private rented sector has doubled in size in just 17 years with 1 in 5 homes now privately rented.

The number of households in the private rented sector in the UK increased from 2.8m in 2007 to 4.5m in 2017. This equates to an increase of 1.7m households or 63%. Younger households are more likely to rent privately than older households. In 2017 those aged 25 to 34 years represented the largest group at 35%.

Households in the private rented sector are getting older. Between 2007 and 2017 the proportion of households aged 45 to 54 increased from 11% to 16% while those aged 16 to 24 dropped from 17% to 12%.

Private renters have lived in their current address for an average of 3.9 years. The majority at 90% of households have been resident in their home for less than 10 years and 25% have lived in their homes for less than 1 year. This has fallen from 5 years ago when nearly one third had lived at their current address for less than 1 year. In the financial year ending 2017 50% of private renters had lived in the private rented sector for less than 5 years while 24% had been in the sector for 5 to 9 years and 27% for 10 years or more.

The Valuation Office Agency produce national statistics on the rent levels across the country. The table below sets out the rent levels based on a sample of 504,970 rents recorded between April 2018 and March 2019:



Source: Valuation Office Agency Private Rental Market Statistics

Properties with more bedrooms had higher median rents with the highest rents seen in properties with 4 or more bedrooms. Further information is provided at Appendix 3.

The key issue in Warrington is that private sector rent levels are higher than the local housing allowance levels. For those on welfare benefits this prevents them from accessing the private rented sector and, therefore, limits their housing options.

10 Profile of homelessness

An analysis based on 2018/19 who the Council accepted a prevention or relief duty can be summarised as follows:

Total Applications

The number of people seeking advice and assistance from Housing Options in 2017/18 was 3,226 and this has only slightly increased to 3,239 for 2018/19. The main difference is that with the additional statutory duties we have a very low threshold for dealing with homeless people. So whilst there is a slight increase in total applications most of these clients now require a service from the Council. Appendix 4 provides a monthly breakdown.

Main Household Type

- 38% of applicants were single males (453)
- 24% of applicants were single females (292)
- 22% of applicants were single female parents with dependent children (269)
- 1.5% of applicants were single male parents with dependent children (18)

The above analysis shows that 62% of applicants were single people. Single people with or without children accounted for 86% of applications with single females the highest household type.

Main Age Range of Applicants

- 33% were between 25 and 35 years old
- 23% were between 18 and 24 years old
- 21% were between 35 and 44 years old
- 14% were between 45 and 54 years

Support Needs

- 66% of all applicants declared that they had support needs and of those
 - 36% stated they had 1 support need
 - 21% stated they had 2 support needs
 - 43% stated they had 3 or more support needs

Further analysis of the declared support needs identified the following:

- 55% mental health
- 33% had suffered domestic abuse
- 30% had a physical disability or health problem

Main Causes of Homelessness

- 26% family and friends no longer able to accommodate
- 14% loss of private rented sector accommodation
- 14% domestic abuse
- 12% non-violent relationship breakdown

Prevention and Relief Solutions

The prevention duty ended by placing 78% of applicants into social housing, 15% into the private rented sector accounted and 5% in supported housing.

The relief duty was ended by placing 63% of applicants into social housing, 33% into supported housing and 3% into the private rented sector.

In addition to discharging prevention and relief duties by offering social housing the main reason for ending the main homelessness duty was by the offer of social housing.

Given that the availability of social housing is reducing year on year it is unlikely that our success with prevention and relief can continue to be as effective.

Temporary Accommodation

Temporary accommodation (TA) is measured by counting how many households are in TA or B&B at the end of each quarter. This means that some households are not counted if they entered and left TA or B&B during the quarter.

At the end of the quarter 11% of the total number of households assessed were occupying TA and 6% of those households contained dependent children.

With regard to B&B there were 4% of the total number of households assessed occupying B&B at the end of the quarter and 2% of those households contained dependent children. During the year only 1 family with dependent children stayed in B&B accommodation for 6 weeks or more. Temporary housing was offered in this case, although refused by the family through their representative (Shelter).

16 and 17 year olds

16/17 year old applicants represent less than 3% (34) of the total number of applicants owned a duty and 2% (27) declared having support needs. No unaccompanied 16/17 year olds were placed in B&B or temporary accommodation during this period. Applicants aged under 18 are assessed jointly by Housing Plus and Children's Services with appropriate supported accommodation provided if the applicant is unable to return to the family home.

Main Duty

It is important to note that the government has established a new process to collate the statistics which are still under development. The figures published are called Experimental Official Statistics under the Homelessness Case Level Information Collection (H-CLIC). As a result there may be inconsistencies or changes subsequently made to the final figures published by the government in comparison with those of the Council's.

The HRA became operational from April 2018 introducing additional statutory duties for prevention and relief so we are dealing with more cases.

The figures below for 2018/19 are set out below and more information is set out in Appendix 4. Previously the full housing duty acceptance homeless trend has been upwards increasing from 219 in 2016/17 to 267 in 2017/18. However, under the HRA this has reduced to 31. This is a substantial reduction and reflects the success achieved through prevention and relief.

	P1E Data 2016/17	P1E Data 2017/18	H-CLIK 2018/19
Total Statutory Homeless decisions made	384	418	60
Of which the outcome was as follows:			
Full Housing Duty Accepted	219	267	31
Found intentionally homeless	50	64	14
Found not to meet priority need criteria	45	30	13
Found not to be homeless	65	50	2
Found not eligible for assistance	5	7	0

Prevention and Relief Duty

The focus of the HRA is the prevention or relief of homelessness and the table below shows that we have been successful in achieving this. In 2017/18 we achieved 508 preventions/relief whilst in 2018/19 this has increased to 1,389.

	P1E Data 2016/17	P1E Data 2017/18	H-CLIK 2018/19
Preventions	585	454	688
Reliefs	59	54	701
Total	644	508	1,389

Duty to Refer

The HRA placed a statutory duty on public bodies to make referrals to the Council where they have clients who are homeless or at risk of homelessness. The total number of referrals from 1st October 2018 to 31st March 2019 was 277. An analysis of the data shows that 36% of referrals came from the Job Centre Plus and 30% from organisations who do not have a statutory duty such as registered providers and the voluntary sector.

The table below shows the number of referrals:

Organisation	Number
Adult Secure prison	27
National Probation Service	10
Community Rehabilitation Company	1
Hospital/A&E/Patient Treatment Centre	15
Mental Health In Patient Care	2
Job Centre Plus	100
Adult Social Care	22
Children's Social Care	16
Other includes non-public bodies	84

Direction of Travel

It is very difficult to predict the future levels of homelessness due to the complexity of the causes and the influence of national trends. What is clear is that with the introduction of the HRA we have more statutory duties so more people qualify for assistance. The biggest increase has been single people which was expected.

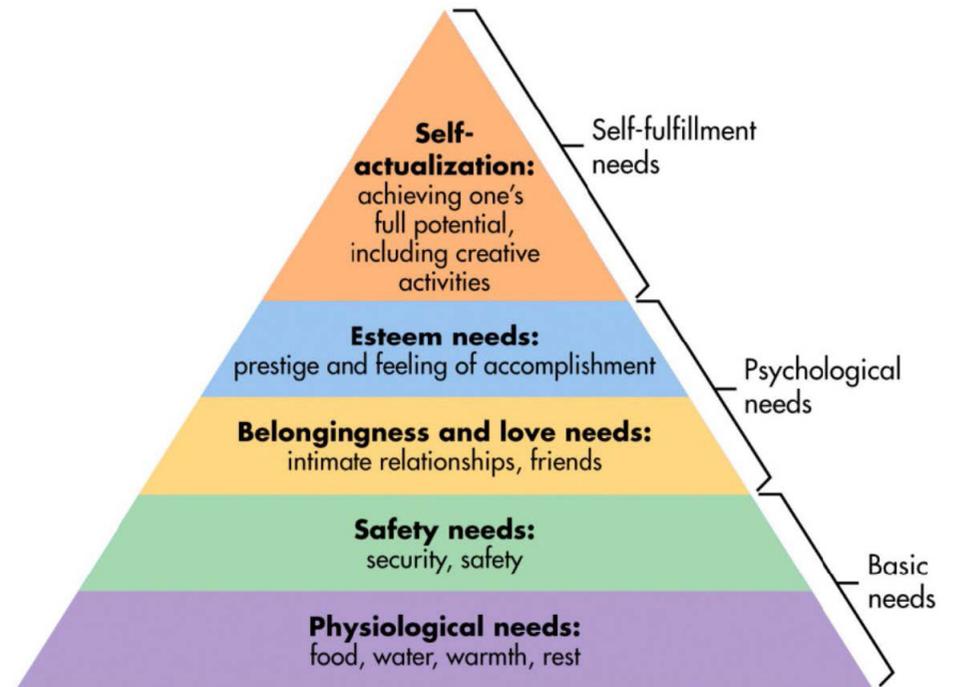
National statistics show that homelessness, rough sleeping and the number of households placed in temporary accommodation is increasing. Warrington is following the national trend and this is exacerbated by the success of our local economy.

Whilst more people qualify for assistance at the same time we are facing a year on year reduction in social housing. This mismatch between demand and supply is likely to result in households remaining in temporary accommodation for longer.



11 Housing, homelessness & health

Research has demonstrated a relationship between housing, health and homelessness. Those in acute need such as rough sleepers face the biggest risks and most severe health impact. There is also evidence that living in temporary accommodation particularly bed & breakfast has negative health and wellbeing impacts on households especially children.



Housing is a basic human necessity providing shelter, warmth and protection. Abraham Maslow's hierarchy of needs shows how housing provides for our basic physiological and safety needs.

Research from Crisis (Homelessness: a silent killer 2011) on mortality found that rough sleepers are more likely to die young with an average age of death of 47 compared to 77 for the general population. Between the ages of 16 and 24 rough sleepers are twice as likely to die than their housed contemporaries, between age 25 and 35 five to six times, and between age 45 and 54 three times more likely. This research also found that rough sleepers are 7 times more likely to die of alcohol related causes, 20 times more likely to die of drug related causes and 3.5 times more likely to commit suicide than the general population.

During the winter rough sleepers are vulnerable to death from hypothermia.

Research indicates that homeless households experience more mental, physical and obstetric health problems as well as tend to use accident and emergency services more.

Poor quality housing is a factor in homelessness and housing need. There is a great deal of evidence of the impact that poor quality housing can have on health. At its extreme, poor quality housing can cause death, i.e. from electrical hazards, fires, falls or structural collapse. More common are physical health problems such as respiratory disease, which can be caused or exacerbated by damp and mould. Excessive cold is also a significant issue due to its association with death and illness from heart disease, stroke, respiratory disease, and can also worsens symptoms of arthritis and increase recovery time. Excessive cold is also linked to issues of access and affordability, as the cost of housing relative to income will influence how much money is available to maintain and heat homes.

12 Prevention services

Housing Advice and Information

The Council is required to provide free advice and information about Homelessness and homelessness prevention. This service is provided by the Council's Housing Plus service based at the Gateway. The service operates during 9am to 5pm Monday to Friday as well as an emergency out of hours service.

Tenancy Relations Service

Housing Options case workers aim to intervene to prevent homeless where possible by negotiating with as well as supporting landlords.

The Council will assist private sector tenants in dispute with their landlord or who are being harassed or have been or due to be evicted illegally.

Private Rented Sector Bond Scheme

The Council runs a scheme to assist people into the private rented sector by covering the cost of the bond deposit. This scheme has become less successful over the years because the private rented sector is increasingly more expensive and unaffordable.

Year	2016/17	2017/18	2018/19
Successful applications	28	20	9
Cost	£13,975	£9,095	£4,050

Sanctuary Scheme

This service provides free security measures to a property to enable people at risk of domestic abuse to remain in their own home. Applications are increasing as more people choose to remain in their own home.

Year	2016/17	2017/18	2018/19
Applications	62	80	94
Completed works	41	63	61
Cost	£7,952	£13,680	£16,417

Citizens Advice Bureau (CAB)

The Council commissions CAB to provide a free, independent, confidential and impartial advice service to everyone on their rights and responsibilities including:

- Benefits
- Work
- Debt and money
- Housing
- Consumer trading
- Family
- Law and courts
- Immigration
- Health



13 Accommodation services

In carrying out a review of homelessness the Council needs to consider the range of accommodation provided for homeless households. Housing associations, private landlords, and housing developers all contribute to this provision in Warrington.

Emergency and Temporary Accommodation

Households present to Housing Plus and if we believe that they are homeless and in priority need of housing we have a duty to provide temporary accommodation while investigating their homeless application. This is known as an “interim duty” and the threshold for making this decision is quite low (i.e. ‘reason to believe’) because detailed investigations into the homeless application will be carried out later.

The accommodation provided must be suitable for the applicant and their household and the Council should avoid using bed and breakfast accommodation wherever possible. When bed and breakfast is used it should not be for longer than six weeks where the household includes dependent children or someone who is pregnant. The key factors in suitability are the needs of the household, space, layout of facilities, health and safety, affordability and the location of the accommodation.

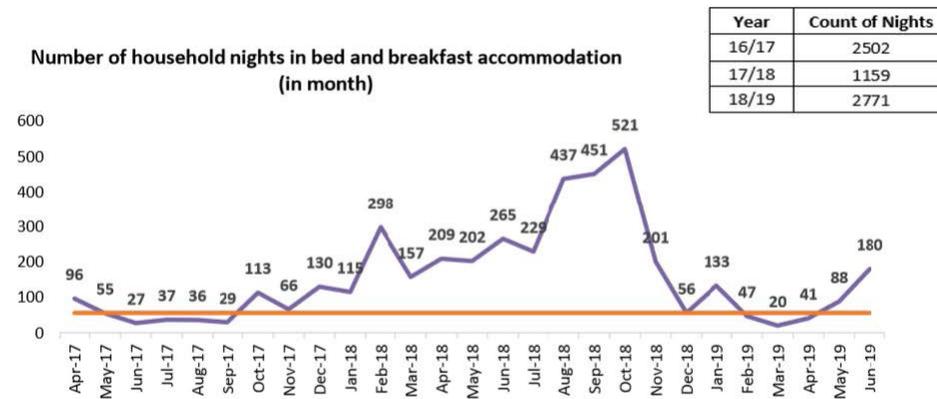
The Council has 38 units for use as temporary accommodation.

Bed & Breakfast

Bed & breakfast (B&B) accommodation is an emergency solution provided to homeless households (families and single people) where the Council has reason to believe that the applicant has a priority need under the terms of the relevant homelessness and housing legislation.

B&B is only used as a last resort when no other accommodation options are available and it is only used until alternative accommodation is sourced.

During quarter 4 2018/19 Warrington’s B&B night performance improved significantly compared to previous months. One of the main reasons for this was increased capacity in our temporary accommodation following people moving on after long term support. As B&B clients moved on to more short/medium term accommodation the requirement for B&B reduced. However, it is important to note that the requirement for B&B service is somewhat unpredictable and demand is still high with quarter 1 2019/20 showing an average of 103 B&B nights per month.



The table below sets out the B&B expenditure over the last few years

Year	Expenditure
2015/16	£48,714
2016/17	£73,626
2017/18	£50,416
2018/19	£59,152

New Start

To prepare for the introduction of the HRA the Council launched New Start in June 2017. The Council has investment £1.5m to acquire properties to create Houses in Multiple Occupation for single people and couples.

The New Start project provides shared accommodation and support for adults rough sleeping or using Room at the Inn. There are currently 45 units.

Room at the Inn

Room at the Inn charity that provides a 10 bed night shelter and daytime services for people who are homeless.

Commissioned Services

The Council commissions the following accommodation services:

Women’s Refuge: Warrington Women’s Aid provide refuge accommodation and support for 15 women and their children who are at risk of domestic abuse.

James Lee House:

The Salvation Army provide 54 units of supported accommodation for single homeless men and women aged 18+.





Verve Place:

Your Housing Group provide 38 self contained apartments of supported accommodation for homeless young people aged 16 to 24 years old.

Severe Weather Emergency Provision (SWEP)

Whilst the provision of shelter for rough sleepers during severe weather is not a statutory duty there is a humanitarian obligation to assist. So during severe cold weather such as when the temperature is forecast to fall to freezing or below for 3 days the Council provides access to emergency accommodation for vulnerable rough sleepers.

Somewhere Safe to Stay

The Council working in partnership with Forum Housing Association has been successful in obtaining grant funding under the government's Rough Sleeping Initiative. In addition to existing accommodation based services this project aims to deliver a rapid assessment and support to people who are already or at risk of sleeping rough.

14 Support services

Vulnerable Tenant Support Scheme

The Vulnerable Tenant Support Service (VTSS) is a floating support service in Warrington which provides advice and assistance to vulnerable people to enable them to maintain their tenancy. The service offers advice and support on a range of issues and once accepted, each person will agree a support plan with their appointed floating support officer.

Pathways to Recovery

The Council commissions Change Grow Live to provide a free and confidential drug and alcohol service for adults, families and carers in Warrington. This team includes Doctors, Recovery Coordinators, Nurses, Recovery Champions, Peer Mentors and volunteers.



Wellbeing Service

Wellbeing is about having a good quality of life; it can be described as feeling healthy, happy or being able to cope with the problems that can happen in life. There are many different issues that can affect your wellbeing including worries about money, feeling stuck in a rut, or maybe wanting help to change, for example quit smoking.

The Warrington Wellbeing Team can help providing information, support, personal advice or help in getting advice from an expert.

New Start Plus

The government invited bids for grant funding under the Rough Sleeping Initiative. A successful joint bid with Forum Housing Association will provide specialist support for 21 residents in the New Start programme.

15 Rough sleeping

The rough sleeper counts and estimates process is not designed to arrive at a single irrefutable number of people sleeping rough. Instead its aim is to provide a snapshot of the numbers of people likely to be sleeping rough so that trends nationally and locally can be tracked.

Nationally the number of people sleeping rough in England has risen each year since 2010 except for last year. The table below sets out the outcome for the counts and estimates and the table in Appendix 5 compares Warrington with the national trends.

The table below shows the estimated number of rough sleepers over the last few years.

Year	Number
2010	7
2011	11
2012	7
2013	11
2014	5
2015	5
2016	5
2017	4
2018	21

In 2010 nationally there were 1,768 rough sleepers, North West had 100 and Warrington 7. By 2018 nationally there had been an increase of 165%, North West 328% and 300% in Warrington. The Council's investment of £1.5m to launch New Start in June 2017 made an impact on the number of rough sleepers which reduced against national and local trends. Regrettably, the Council has finite resources so was unable to provide a similar level of investment so this only delayed the increase in rough sleeping.

A successful bid for grant funding will provide an additional accommodation based services this project this winter. The scheme aims to deliver a rapid assessment and support to people who are already or at risk of sleeping rough providing 24 hour direct access to support existing services.

Rough Sleeper Action Group

The Rough Sleeper Action Group (RSAG) was established in October 2014 meeting fortnightly. RSAG is a multi-agency group that identifies rough sleepers, produces an action for each individual, responds to public reports of rough sleeping and is responsible for the annual estimate of rough sleeping submitted to the government.

RSAG consists of the following organisations:

- Housing Plus
- Room at the Inn
- Salvation Army
- Your Housing Group
- Cheshire Police
- Change Grow Live
- The Gateway Centre
- Public Health Wellbeing Service

Multi-Agency Housing Panel

The Multi-Agency Housing Panel was established in September 2016 for those who cannot obtain housing through the usual routes. This includes families, couples and single people. An Independent Chair works with a wide range of statutory agencies, commissioning services and the voluntary sector to secure housing.

16 Overview of funding

Context

The government has cut funding to Warrington Borough Council by £137m since 2010. Over the next 4 years £45m of additional savings will be needed with £22.2m savings in 2019/20 to balance the budget. The Council is also facing significant demographic and demand pressures which provide a challenge to manage.

In February 2019 the Council approved a budget for 2019/20 of £132.998m which included savings targets of £22.2m. The Council is using an Outcomes Based Budgeting approach which is enabling the Council to move towards a sustainable financial future. The process identifies new or continuing pressures and evaluates savings proposals which go some way to offset the pressures. This process underpins a longer term preventative approach and promotes investment to achieve transformational savings and positive change as a result of providing services differently. For example, in preparation for the introduction of the HRA the Council recognised the challenges to meet the needs of single people and invested £1.5m to deliver New Start.

Homelessness Reduction Act 2017: New Burden Funding

The government provided additional funding to meet the additional statutory duties arising from the introduction of the HRA. Warrington received the following additional grant funding:

2017/18	£30,246
2018/19	£27,706
2019/20	£35,705

Flexible Homelessness Support Grant

The Temporary Accommodation Management Fee (TAMF) was distributed to local authorities by the Department for Work and Pensions until the end of March 2017. The TAMF was replaced by the Flexible Homelessness Support Grant which was as follows:

2017/18	£241,976
2018/19	£269,384
2019/20	£317,357

The table at Appendix 2 provides a comparison of Warrington with our neighbouring local authorities.

Rough Sleeping Strategy

The government has provided grant funding of £100m under the Rough Sleeping Strategy. The Council, working in partnership with Forum Housing Association, has been successful in a bid for government funding of £137,000. This provides specialist support for 21 residents and in response to consultation has enabled the Council to launch its first women only accommodation based project in Warrington.

A second bid has also been successful in securing a one off additional grant of £260,000 to pilot Somewhere Safe to Stay hub. This project aims to deliver a rapid assessment and support to people who are already or at risk of sleeping rough.

Cold Weather Fund

The government is making available £10m grant funding for local authorities between September 2019 and March 2020 to reduce the number rough sleeping during winter.

There will also be £1m available to providers and services which are not commissioned by local authorities. This will be administered by

Homeless Link to ensure that interventions are effective in supporting as many people as possible off the streets.

Homes England

There are a number of grant funding programmes delivered by Homes England. In April 2016 bidding opened for the Shared Ownership and Affordable Homes programme 2016 to 2021 with £1.4 billion available nationally.

In addition there is £44m capital and £6m revenue available under the Move On fund. This aims to free up hostel and refuge spaces by increasing the availability of affordable move on or second stage housing for rough sleepers, those in hostel accommodation and victims of domestic abuse. The funding has to be spent by March 2021.



17 Key findings

The review demonstrates that with the introduction of the HRA there are more statutory duties so more people qualify for assistance.

The aims of the HRA have been successfully delivered in the first year with a substantial increase in the prevention and relief of homelessness. However, there are challenges to be able to sustain this success due to the over reliance on social housing.

The availability of social housing is reducing year on year from 1,311 in 2002/03 to 486 in 2018/19. The number of new build affordable homes built in 2018/19 was 112 against the estimated need of 377. As a result there is mismatch between the delivery of new affordable homes and our aspiration and need for social housing.

Warrington has a successful local economy with more jobs per resident population than the North West and England. As a popular place to live and work this increases demand for housing which outstrips the ability of the market to meet. When housing supply is less than demand this usually feeds through to an increase in house prices. For example, between 2013 and 2017 new build sale prices increased by 59%. This can displace people into the private rented sector which if demand again outstrips supply can lead to an increase in private sector rents.

Private sector rent levels are higher than the local housing allowance levels which have been capped and not increased since 2016. For those on welfare benefits this prevents them from accessing the private rented sector and, therefore, limits their housing options to social housing which is reducing. This will place pressure on limited temporary accommodation with households likely to stay longer whilst waiting for social housing.

There is an increase in the complexity of homeless applications with 66% of all applicants declaring that they needed support.

Appendix 1: Homelessness

The government has set out in legislation who can be considered as being homeless or threatened with homeless and provided guidance on how the Council assesses this. People who present as homeless don't have to be sleeping on the streets or not have a roof over their head at the time they apply for help. People are statutory homeless if:

- Have no home in the UK or elsewhere in the world
- Have no home where they can live with their immediate family
- Accommodation is provided on a temporary basis, without permission or withdrawn (e.g. eviction)
- Accommodation is not suitable to continue to use because of/ threat of violence or abuse which are likely to be carried out
- No longer reasonable to remain because the property is in a poor or unsafe condition
- No longer able to afford the accommodation
- Lives in a caravan or boat with nowhere to legally put it

Homelessness Reduction Act 2017

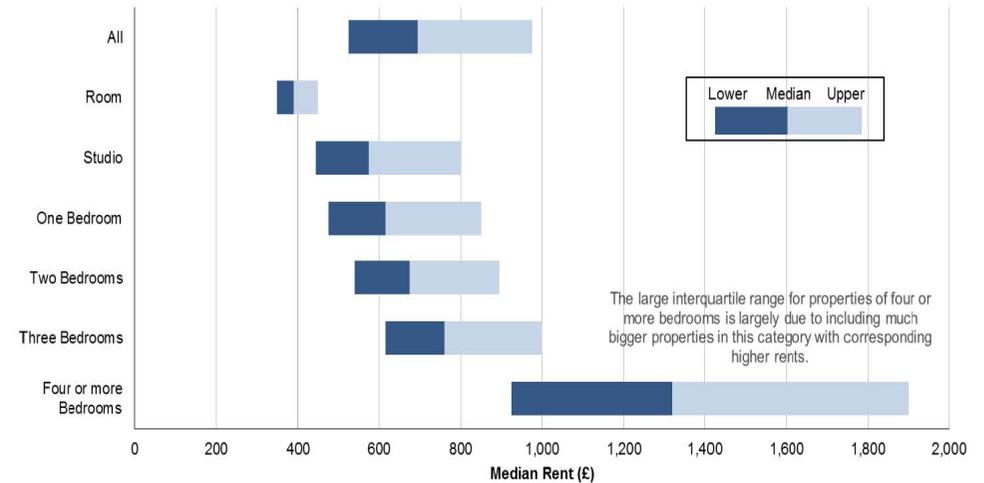
A comparison and summary of the main changes are set out in the following table:

Previous Legislation	Homelessness Reduction Act 2017
Triggers	
Homeless now or threatened with homelessness within 28 days	Homeless now or threatened with homelessness within 56 days
Criteria	
<ul style="list-style-type: none"> • Eligible for assistance • Homeless or threatened within 28 days • Have a priority need • Not be intentionally homeless • Have a local connection 	<ul style="list-style-type: none"> • Eligible for assistance • Homeless or threatened with homelessness within 56 days
Application	
<ul style="list-style-type: none"> • Application form • Interview 	<ul style="list-style-type: none"> • Full initial assessment <ul style="list-style-type: none"> - Circumstances leading to current situation - Housing needs - Support needs • Personal Housing Plan (contract) <ul style="list-style-type: none"> - Action by the Council - Action by the Applicant
Timescales	
30 working days to process statutory homelessness applications, make enquiries and make a decision	<ul style="list-style-type: none"> • 56 days to actively demonstrate working to prevent homelessness by casework • 56 days to actively demonstrate working towards relief of homelessness by casework • 30 working days to process statutory homelessness application and make decisions

Appendix 2: Grant funding

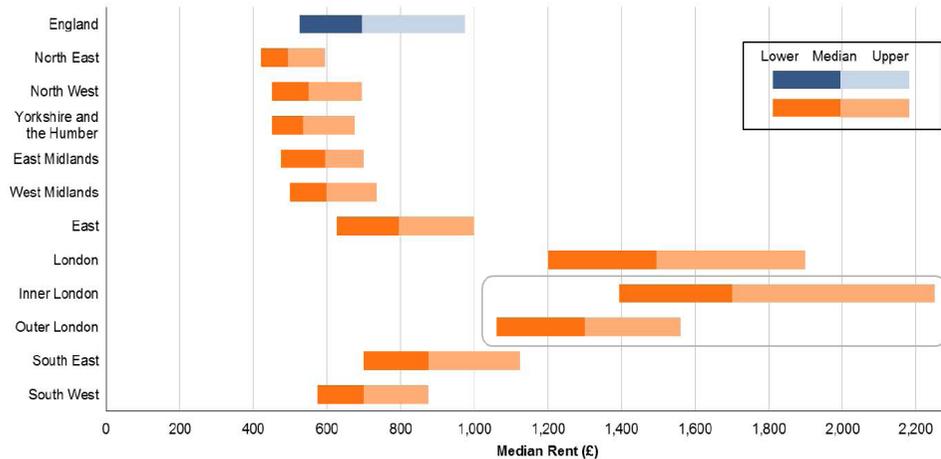
The table below sets out the grant funding provided by the government and compares this with our neighbouring local authorities.

	Year	Warrington	CW&C	Cheshire East	Halton	St Helens
Flexible Homelessness Support Grant	2017/18	£241,976	£223,730	£176,790	£85,106	£54,203
	2018/19	£269,384	£249,072	£196,815	£94,746	£60,343
	2019/20	£317,357	£472,761	£263,108	£165,371	£85,752
New Burdens Funding	2017/18	£30,246	£45,537	£39,929	£30,405	£39,900
	2018/19	£27,706	£41,712	£36,575	£27,851	£36,548
	2019/20	£35,705	£53,756	£47,136	£35,893	£47,101

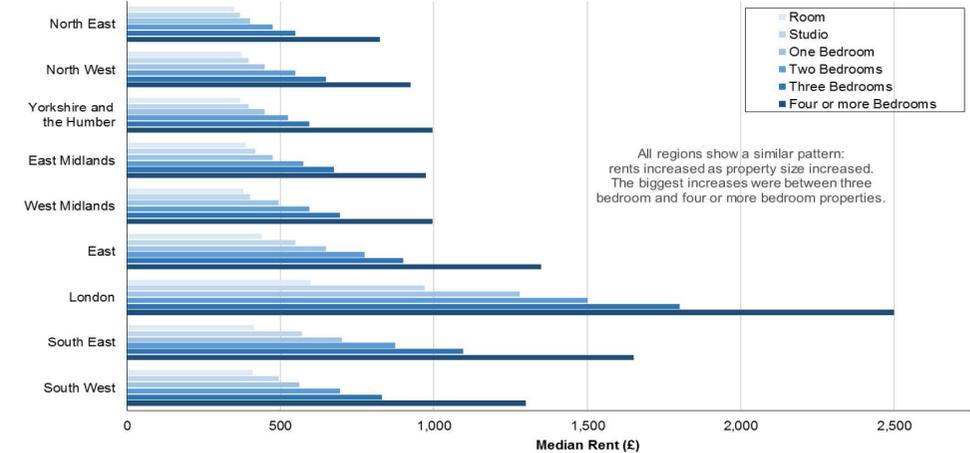


Rents in the southern regions of England and the East tended to be higher than rents in the Midlands and Northern regions.

Appendix 3: Private rented sector rents



Source: Valuation Office Agency Private Rental Market Statistics



Source: Valuation Office Agency Private Rental Market Statistics

Appendix 4: Housing options advice & assistance

	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	TOTAL
2017/18	255	239	259	280	341	247	316	239	162	380	313	195	3226
2018/19	413	244	240	210	261	280	323	227	162	353	246	280	3239
2019/20	220	225	248	276	208								

Main Duty

Official Statistics	P1E Data 2016/17				P1e Data 2017/18				H-CLIC Data 2018/19			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Total Statutory Homelessness Decisions Made	57	89	123	115	99	98	130	91	24	16	15	5
Of Which the outcome was:												
Full Housing Duty Accepted	34	61	62	62	67	54	81	65	12	7	9	3
Found intentionally homeless	6	13	20	11	14	17	21	12	3	5	4	2
Found to not meet priority need criteria	1	3	22	19	10	8	7	5	7	4	2	0
Found not to be homeless	15	12	18	20	7	19	19	5	2	0	0	0
Found not eligible for assistance	1	0	1	3	1	0	2	4	0	0	0	0

Appendix 5: Rough sleeping

	2010	2011	2012	2013	2014	2015	2016	2017	2018
National	1768	2181	2309	2414	2744	3569	4134	4751	4677
% change from previous year		23%	6%	5%	14%	30%	16%	15%	-2%
North West	100	149	147	152	189	220	313	434	428
%change from previous year		49%	-1%	3%	24%	16%	42%	39%	-1%
Warrington	7	11	7	11	5	5	5	4	21
%change from previous year		57%	-36%	57%	-55%	0%	0%	-20%	425%
CW&C	2	4	3	0	5	5	7	18	17
%change from previous year		100%	-25%	-100%		0%	40%	157%	-6%
Cheshire East	0	3	3	4	12	0	4	21	10
%change from previous year			0%	33%	200%	-100%		425%	-52%

Appendix 6: Under One Roof Torus lettings

The table below illustrates the reduction in availability of social housing from Torus.

	16/17	17/18	18/19
bedsit	2	4	1
1 bed bungalow	85	89	56
1 bed flat	320	285	264
2 bed bungalow	22	20	13
2 bed flat	46	29	33
2 bed house	73	67	44
2 bed maisonette	18	15	11
3 bed house	112	117	55
4 bed house	9	13	9
6 bed house	1	0	0
TOTAL PROPERTIES	688	639	486