

# Tackling Homelessness in Wokingham

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Zulfiqar Mulak MBE

Interim AD /Housing Specialist

**2022**



**WOKINGHAM**  
BOROUGH COUNCIL

# Current homelessness demand

Number of homelessness approaches January to April 2022 – Q1: 239

Self-referrals – 199

Referral by an agency that is a public body subject to the Duty to Refer - 45

Referral by an agency that is not a public body subject to the Duty to Refer- 24

Local connection referrals from other authorities – 1

	December	January	February	March	Q1 (22/23)
Approaches	56	82	78	87	239
Homeless	30	46	51	30	23
Threatened with Homelessness: Due to S21:	21	32	34	19	6
	5	3	3	5	1
Successful Preventions	8	10	11	2	13
Successful Reliefs	7	14	15	3	16
Full duty decisions	1	8	11	0	14

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# Current homelessness demand

Current number of open cases – 323

128 households are in approach – households have been referred and are in the process of being assessed

51 cases in Prevention

83 cases in Relief

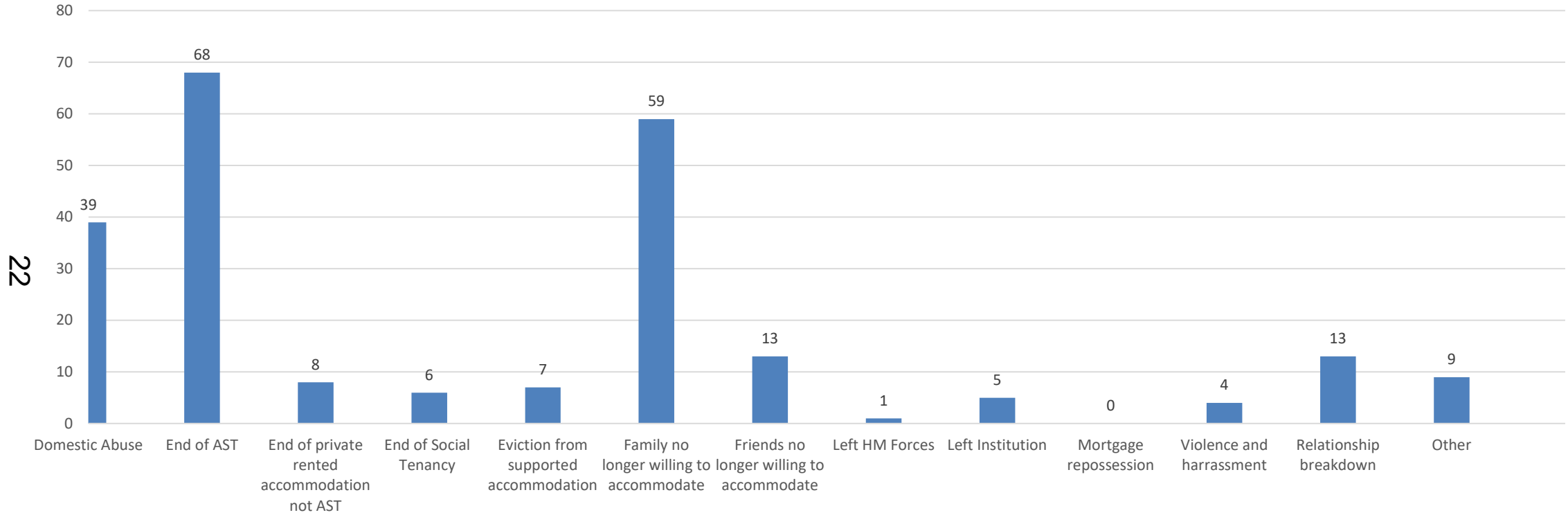
61 main duty accept cases

Homelessness Prevention Officers on average are holding a caseload of approximately 50 applicants

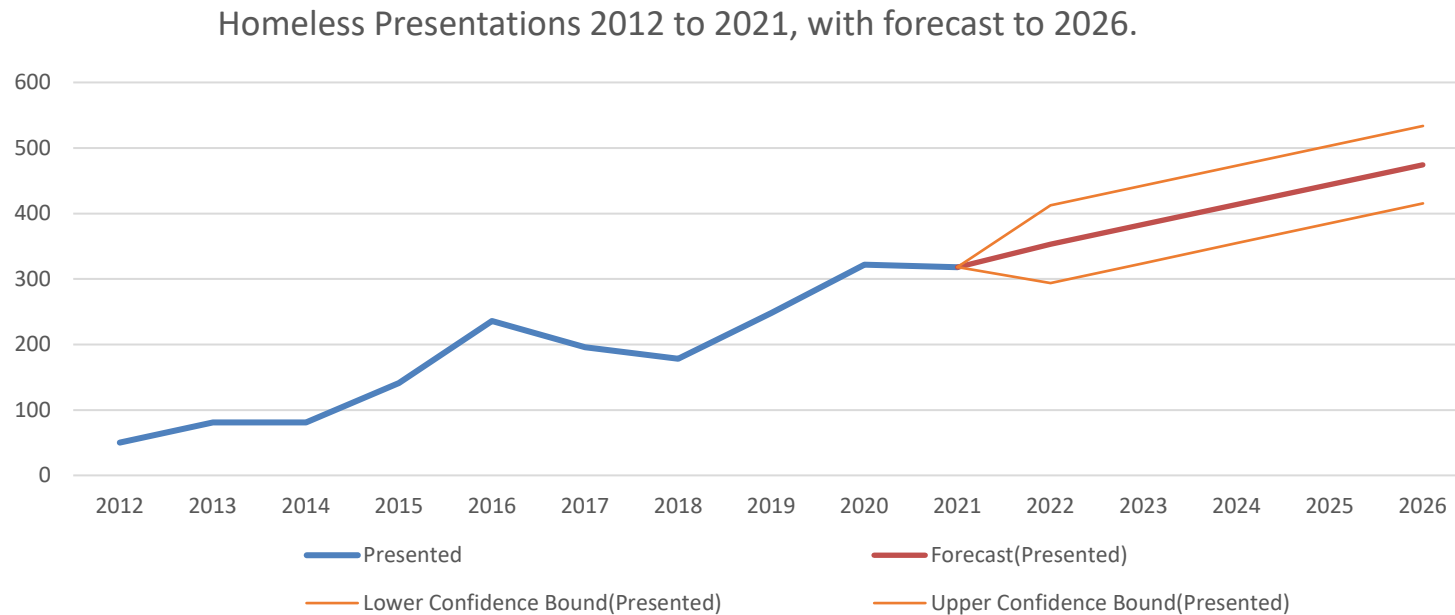


# Current homelessness demand

Reasons for Homelessness Presentations January 2022 to End of August 2022



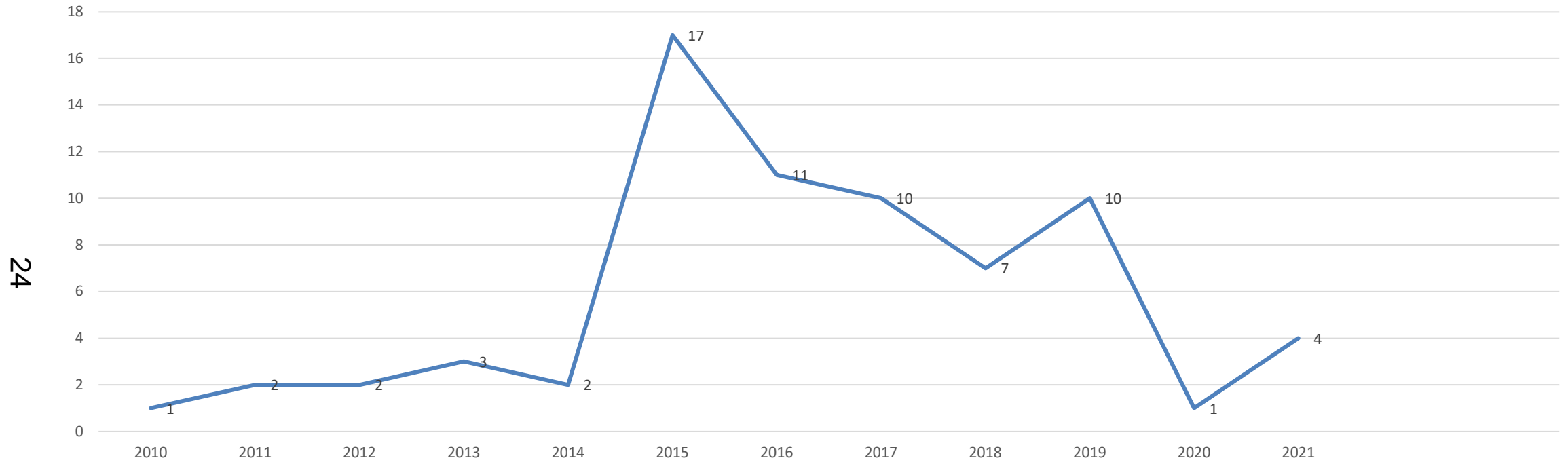
# Current homelessness demand



- Homelessness demand is forecasted to continue to increase year on year, interventions need to made now to manage the demand and reduce spend on emergency accommodation

# Current homelessness demand

Annual Rough Sleeper Count



- Rough Sleeper Initiative has seen a 90% reduction in rough sleeper count numbers and through the Next Steps Accommodation programme we have accommodated 90 rough sleepers or those at imminent risk of rough sleeping in response to everyone in

# Current demand for emergency accommodation

Total number of households in B&B: 37 plus 19 Crown House placements

Total number of families: 19 plus 3 in Crown House

Total number of families in self-contained: 15 plus 3 in Crown House

Total number of families in shared: 3

Average length of time in B&B families: 16.2 weeks

<sup>25</sup>  
Total number of single applicants: 16 plus 19 in Crown House

Of which under Section 188 (legal duty to accommodate): 23

Of which under discretionary powers/ Section 1 (Localism Act): 11

Of which SWEP: 1

Average length of time in B&B single applicants: 19.8 weeks

Longest length of time in emergency accommodation: 78 weeks



# Current demand for emergency accommodation

Placement locations

In borough: 19

Out of borough: 27

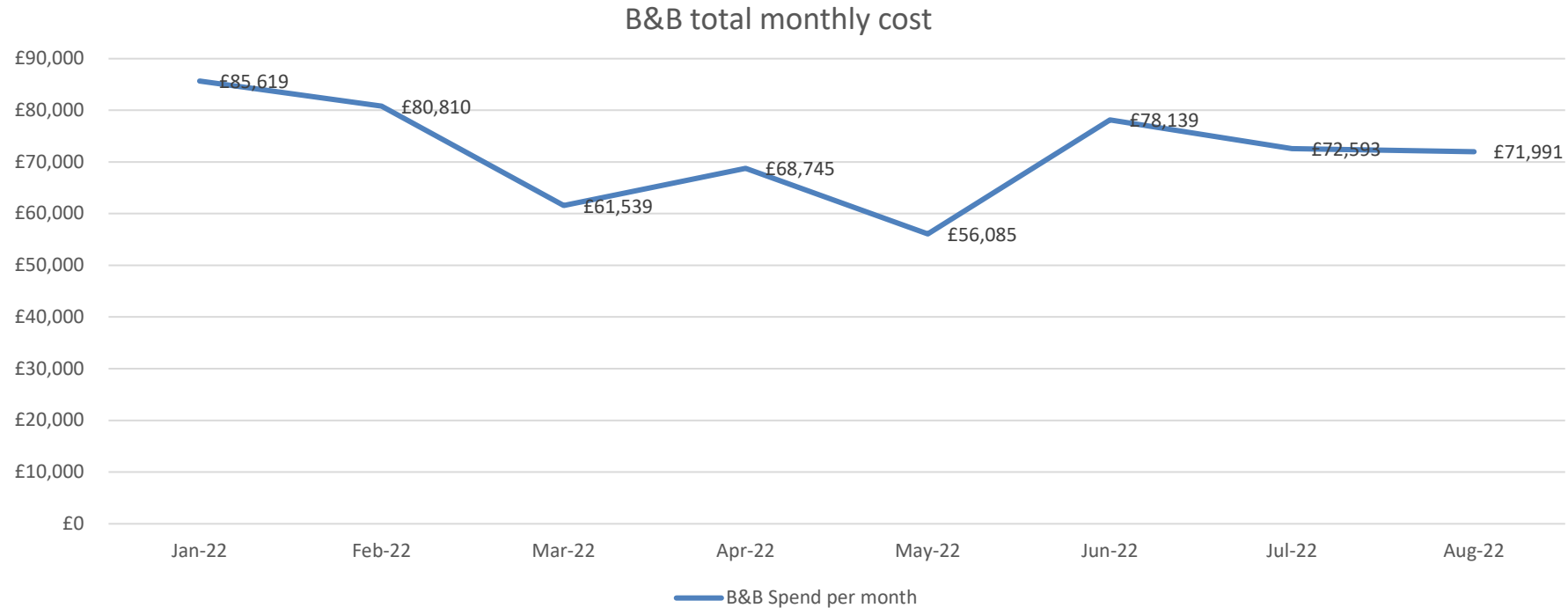
Current weekly cost for nightly let accommodation: £2,204 per night; 15,428 per week.

Number of new placements per month 21/22 & 22/23:

April	17	September	13	February	11	July	22
May	10	October	13	March	14	August	17
June	19	November	20	April	22		
July	14	December	20	May	22		
August	12	January	24	June	19		



# Demand and costs arising



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- Total spent on B&B this financial year is **£575,521**

# Current demand for Temporary accommodation

Total number of households in temporary accommodation: 75 (including own HRA stock)

Average length of time in temporary accommodation: 23.6 weeks

Total number of families: 34

Total number of single applicants: 41

Of which under Section 188 (legal duty to accommodate): 68

Of which under discretionary powers: 7

Longest length of time in temporary accommodation: 21<sup>st</sup> August 2017 – 5 bed need



# Funding 2022 - 2023

Homelessness Prevention Grant  
£471,788 for 2022/23 Financial Year

Grant to be used to fully enforce the Homelessness Reduction Act and contribute to ending rough sleeping by increasing actively to prevent single homelessness.

<sup>20</sup>  
This grant covers:

- Staffing costs and service costs
- Emergency accommodation/ B&B costs
- Homelessness Prevention – internal homelessness prevention fund where residents do not need to pay grant back which has been awarded to prevent homelessness
- Rent deposit and rent in advance scheme
- Temporary accommodation costs which are not met by HRA
- Storage costs for households in emergency and temporary accommodation



# Funding 2022 - 2023

Rough Sleeper Initiative Year 5 funding  
193,028 for 2022/23 Financial Year

Grant to be used to eradicate rough sleeping in the borough.

Grant will be used to cover existing RSI interventions:

Two Saints (commissioned in-reach and out-reach services)

Continuation of Homelessness Early Intervention Officer role

Continuation of Rough Sleeper Coordinator

WBC had committed to ending Rough Sleeping by the end of Parliament; we have agreed a target of no more than 5 rough sleepers this year and zero rough sleepers in two years.

WBC remains committed to offering pathways to all eligible persons who find themselves rough sleeping in Wokingham.



# Solutions

- New staff recruited to ensure the service fully complies with the Homelessness Reduction Act : 2 x Homelessness Prevention Officers, Housing Needs Triage Officer, Deputy Homelessness and Housing Needs Manager to support Senior Manager, Homelessness Early Intervention Officer (fixed term funded post by RSI)
- Housing and Domestic Abuse Specialist funded through grant awarded to deliver new duties of Domestic Abuse Act – ω to ensure service is complaint to new duties and improves outcomes for survivors of domestic abuse.
- Young Person’s Homelessness Prevention Officer now in post to work exclusively with young people under the age of 25 who are homeless or threatened with homelessness, to reduce the amount of care leavers presenting as homeless and to upstream homelessness prevention more effectively
- New Allocations Policy which will reduce imported demand to the borough and includes incentive for households to make their own temporary accommodation arrangements to avoid use of emergency and temporary accommodation
- Grovelands regeneration project – this will increase the council’s temporary accommodation stock and reduce B&B spend

# Solutions

- Increased use of private sector leases as an alternative to nightly let emergency accommodation; introduction of a Rent Guarantee Scheme, Landlord Forum and x2 Resettlement Officers to help with B&B and Temp accommodation move on.
- Develop Localism Act Private Rented Sector discharge policy to increase the use of private sector discharges to bring to an end the Prevention, Relief and Main Duties which will reduce the use of emergency and temporary accommodation; include in policy discharging duties out side of the borough as and when required
- Housing First – 4 properties let to entrenched rough sleepers and work with individuals under Housing First principles to prevent returning to rough sleeping and meeting support needs; aspirations to expand the number of properties available as Housing First offers
- Work with Registered Providers to increase supply
- Use planning framework to increase supply

