

Homelessness Performance Report

November 2018

Key Performance Indicators

The figures show the position as at the end of November 2018.

Number of Homelessness Cases

		Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
H1	Number of homelessness applications	3	7	25	19	19	82	67	53	42	36	33	53	20
H2	Number of homelessness cases accepted	28	10	15	26	16	6	8	3	7	2	15	11	12

Comments:

Private sector tenancies being brought to an end and relationship breakdown continue to have a significant impact on the homelessness acceptance figure.

The spike in homelessness presentations following the introduction of the Duty to Refer has reduced as agencies recognise that this route is not a short cut to our service.

The on-going programme of acquiring properties and the re-purchase of former Council properties for use as temporary accommodation continues, with further acquisitions in the pipeline.

Spend on Temporary Accommodation

		Average Apr-Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
H11	Rent arrears on HRA units		£1,391	£3,942	£2,334	£1,545	£2,875	£2,544	£4,593	£2,786	£1,773	£3,968	£6,027	£10,187
H12	Gross monthly spend on temporary accommodation	£90,214	£124,606	£74,034	£93,312	£97,314	£66,905	£82,491	£65,305	£50,316	£82,701	£103,713	£121,594	£82,342
H13	Net monthly spend on temporary accommodation (minus Universal Credit and Housing Benefit income)						£34,971	£58,831	£55,293	£22,250	£63,887	£68,557	£30,572	£30,014

The increased gross monthly spend on temporary accommodation in September and October is as a result of the Prohibition Notice which was served at the end of August 2018.

The invoices have all been submitted and spend in November is back on track.

The increase in the rent arrears on these DDC owned interim accommodation units is in the main due to a number of customers being moved on and the units being relet. We are still awaiting housing benefit on a number of new tenants who have moved in. This money will eventually be recouped.

We work very well with our Housing Benefit colleagues. The lengthy waiting time for benefits to be processed is normally due to a delay in the customer providing the required evidence. This is monitored and chased by our Accommodation and Income Recovery Officer.

Summary of Temporary and Interim Accommodation - September 2018

Ref	Types of TA	Oct-17			Mar-18			Apr-18			May-18			Jun-18			Jul-18			Aug-18			Sep-18			Oct-18			Nov-18		
		Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days
H3	B&B	48			25			21			19			27			27			21			36			22			31		
		82			130			97			100			71			61			74			66			65			65		
				3936			2037			1900			1917			1647			1554			2376			1430			2015			
H4	Self contained units (nightly)	44			32			37			34			35			40			30			40			37			41		
		135			116			66			62			72			75			76			83			76			95		
				5940			2442			2108			2520			3000			2280			3320			2812			3895			
H5	Shared units (nightly paid)	7			8			4			6			4			6			7			8			7			9		
		76			113			73			74			85			64			36			59			95			89		
				532			292			444			340			384			252			472			665			664			
H6	Total (B&B & nightly paid)	99			65			62			59			66			73			58			84			66			82		

Interim Accommodation

Ref	Types of TA	Oct-17			Mar-18			Apr-18			May-18			Jun-18			Jul-18			Aug-18			Sep-18			Oct-18			Nov-18		
		Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days	Number	Av stay (days)	Total no. of days
H7	Private sector leasing	4			5			4			4			3			4			4			4			3			3		
		345			383			349			380			338			278			249			279			381			411		
				1740			1396			1520			1014			1112			996			1116			1143			1233			
H8	DDC owned stock	6			13			12			13			20			21			22			23			25			26		
		52			102			124			130			99			140			130			154			132			156		
				312			1488			1690			1980			2940			2860			3542			3300			4056			
H9	Housing Association stock	9			9			8			7			7			6			5			7			7			7		
		272			302			355			276			306			350			237			196			224			255		
				2448			2840			1932			2142			2100			1185			1372			1568			1785			
H10	Totals (all types of TA)	118	125		92	152		86	121		84	115		96	103		104	107		89	102		118	104		101	106		118	118	

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