

Agenda

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Housing Panel (Panel of the Scrutiny Committee)

Date: **Monday 11 September 2017**

Time: **5.00 pm**

Place: **St Aldate's Room, Town Hall**

For any further information please contact:

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As a matter of courtesy, if you intend to record the meeting please let the Contact Officer know how you wish to do this before the start of the meeting.

Housing Panel (Panel of the Scrutiny Committee)

Membership

Councillor Angie Goff
Councillor David Henwood
Councillor Jennifer Pegg
Councillor Gill Sanders
Councillor David Thomas
Councillor Elizabeth Wade
Geno Humphrey (tenant co-optee)

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AGENDA

Pages

1 APOLOGIES

Substitutes are not allowed.

2 DECLARATIONS OF INTEREST

3 APPOINTMENT OF A TENANT AS A CO-OPTED MEMBER OF THE HOUSING PANEL

The Housing Panel, when originally set by the Communities and Partnership Scrutiny Committee, was asked to recruit an Oxford City Council tenant to sit as a non-voting co-opted member.

In summer 2015 the Panel agreed to appoint a new co-opted member and sought expressions of interest via the Council's Tenant Involvement Team and the Tenants in Touch newsletter. Following an informal interview process the Panel appointed Geno Humphrey as a co-opted member for one year. His term was later extended for a second year.

Recommendation: That the Panel AGREES to re-appoint Geno Humphrey as a co-opted member until the end of the 2017/18 Council year.

4 DRAFT HOUSING AND HOMELESSNESS STRATEGY 2017-2022

7 - 60

Background Information
The Scrutiny Committee asked for this item to be included on the agenda. The City Executive Board on 19 September will be asked to: 1. Approve the draft Housing and Homelessness Strategy 2018-21 as a draft for public consultation. 2. Approve that as part of the consultation process, a meeting of key stakeholders is convened to assess the causes and potential remedies for the rising levels of street homelessness.
Why is it on the agenda?
For the Panel to note and comment on the report. The Panel may also wish to make one or more recommendations to the City Executive Board.
Who has been invited to comment?
<ul style="list-style-type: none">• Cllr Mike Rowley, Board Member for Housing;• Stephen Clarke, Head of Housing Services;• Frances Evans, Strategy & Service Development Manager.

5 OPTIONS PAPER ON ADDITIONAL HOMELESSNESS PROVISION FOR THE CITY

61 - 70

Background Information
The Scrutiny Committee asked for this item to be included on the agenda. The City Executive Board on 19 September will be asked to: <ol style="list-style-type: none">1. Agree for the Council to secure a one year contract with A2 Dominion from April 2018 to March 2019 to fund support for circa 20-25 units of complex needs housing at the current Simon House site, to a maximum value of £200k, to be identified from within the Homelessness Prevention Funds budget 2018-2019.2. Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme.3. Agree for the Council to enter into a five year contract with A2 Dominion from April 2019 to March 2024, on a new site, at a maximum value of £225k per annum, to be funded from within the agreed Homelessness Prevention Funds budget envelope.4. Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme.5. Agree for the Council to enter into a two year contract with Response to double the number of Acacia housing units in the City to 10 from October 2017 to be funded from within the agreed Homelessness Prevention Funds budget envelope.6. Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme.
Why is it on the agenda?
For the Panel to note and comment on the report. The Panel may also wish to make one or more recommendations to the City Executive Board.
Who has been invited to comment?
<ul style="list-style-type: none">• Cllr Mike Rowley, Board Member for Housing;• Stephen Clarke, Head of Housing Services;• Dave Scholes, Housing Strategy & Needs Manager.

6 THE USE OF EMPTY BUILDINGS AS TEMPORARY ACCOMMODATION FOR HOMELESS PEOPLE

71 - 78

Background Information
The Scrutiny Committee asked for this item to be included on the agenda. This report responds to a motion agreed by Council in April 2017 “requesting the City Executive Board to commission a report from officers to be submitted to the Board in September 2017 on the processes and procedures that could be used to make empty properties available for use as a temporary shelter”. The City Executive Board on 19 September 2017 will be asked to: <ol style="list-style-type: none">1. Agree to continue working with partners to make the best use of new and existing premises for Severe Weather Emergency Provision.2. Agree to continue to investigate the feasibility of the development of a shelter scheme with particular reference to effectiveness in

meeting a defined need, and financial sustainability.
3. Agree that should additional expenditure be required to further the above objectives; a report outlining the proposed expenditure and how it can be contained within the overall budget envelope will be presented to CEB.
Why is it on the agenda?
For the Panel to note and comment on the report. The Panel may also wish to make one or more recommendations to the City Executive Board.
Who has been invited to comment?
<ul style="list-style-type: none"> • Cllr Mike Rowley, Board Member for Housing; • Stephen Clarke, Head of Housing Services; • Dave Scholes, Housing Strategy & Needs Manager.

7 HOUSING PANEL WORK PLAN

79 - 82

For the Panel to note and agree its work plan, which can be adjusted to reflect the wishes of the Panel.

8 NOTES OF PREVIOUS MEETING

83 - 88

For the Panel to approve the record of the meeting held on 27 July 2017.

9 DATE OF NEXT MEETING

Meetings are scheduled as follows:

- 12 October 2017
- 13 November 2017
- 8 March 2018
- 9 April 2018

All meetings begin at 5.00pm.

DECLARING INTERESTS

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed "Declarations of Interest" or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your* employment; sponsorship (ie payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licences for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest.

If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member "must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself" and that "you must not place yourself in situations where your honesty and integrity may be questioned". What this means is that the matter of interests must be viewed within the context of the Code as a whole and regard should continue to be paid to the perception of the public.

*Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those of the member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

To: City Executive Board
Date: 19 September 2017
Report of: Head of Housing Services
Title of Report: Draft Housing & Homelessness Strategy 2018-21

Summary and recommendations	
Purpose of report:	To request that the City Executive Board approve that the Draft Housing and Homelessness Strategy 2018-21 (and its associated appendices) can be published as a draft strategy for a period of public consultation.
Key decision:	Yes
Executive Board Member:	Councillor Mike Rowley, Board Member for Housing
Corporate Priority:	Meeting Housing Needs
Policy Framework:	Housing Strategy 2015-18.
Recommendation(s): That the City Executive Board resolves to:	
1.	Approve the draft Housing and Homelessness Strategy 2018-21 as a draft for public consultation in line with requirements of the Homelessness Act 2002.
2.	Approve that as part of the consultation process, a meeting of key stakeholders is convened to assess the causes and potential remedies for the rising levels of street homelessness.

Appendices	
Appendix 1	Draft Housing and Homelessness Strategy 2018-21 with sub appendices: A = Evidence base; B = Action Plan; C= National and Oxfordshire Context; D = Welfare Reform Summary of Main Changes since 2011.
Appendix 2	Initial Equality Impact Assessment
Appendix 3	Risk Register

Introduction

1. The Homelessness Act 2002 requires a Local Housing Authority to have a strategy in place that sets out its vision for housing and how it will prevent and tackle homelessness and meet housing needs across its administrative area. The City Council's existing Housing Strategy 2015-18, Homelessness Strategy 2013-18 and Empty Property Strategy 2013-18 (and associated Action Plans) are all due for renewal in 2018.

A combined strategy

2. Previously, the City Council has produced separate strategies for housing, homelessness and bringing empty properties back into use. The Council now intends to produce a single strategy combining all three. The reasoning behind this is to present a clear and coherent overarching strategy, encompassing all three linked themes, which will improve focus and efficiency as well as being easier for customers and stakeholders to understand what the Council is trying to achieve in terms of housing and service provision, and how it intends to work with a range of partners.
3. The draft Housing and Homelessness Strategy 2018-21 sets out ambitious objectives across key priorities, designed to match the scale of the housing issues in Oxford, to be delivered as best the Council and its partners are able to. It covers, planning for the delivery of housing, delivery itself, managing homelessness and our role as an effective landlord.

The key strategic aims and priorities for this strategy are:

- **Increase housing supply and improve access to affordable housing**
 - Tackle the City's housing challenges by promoting high quality development in the City, and in locations near to Oxford that are well-connected to the City, working in partnership with others, to build the homes that Oxford needs.
 - Build more affordable homes, in partnership with others to meet the needs of different income and employment groups in the City, including those on low incomes and those who are vulnerable and need support.
- **Prevent homelessness and meet the needs of vulnerable people**
 - Deliver early intervention actions along with quality, holistic housing advice and effective partnership working to prevent homelessness.
 - Reduce rough sleeping and single homelessness with collaborative partnership working and effective supported housing pathways to help people to sustain their existing accommodation, and to provide accommodation and support for those in housing crisis.
 - Continue to reduce the number of homeless households that require emergency or temporary accommodation.
- **Make best use of private sector accommodation**
 - Bring empty properties back into use within the City – both residential dwellings and commercial buildings.
 - Improve access to homes available to rent in the private sector for people receiving low incomes.

- Improve the condition of homes in the private sector by working with private sector landlords and actively enforcing standards for private rented housing; improving energy efficiency; and managing the impact on neighbourhoods of Houses in Multiple Occupation.
 - **Invest to create sustainable communities that are safe and healthy**
 - Regenerate estates to continue to improve and make best use of Council-owned and private sector housing.
 - Improve the general environment of our estates by delivering our investment programmes and contributing to programmes designed to improve health and wellbeing of residents.
 - Take action to mitigate the impacts of Welfare Reform and the introduction of Universal Credit.
 - **Be an effective landlord and deliver quality services**
 - Retain, let and manage good quality Council-owned homes at affordable rents that residents can sustain effectively, and ensure that tenancy arrangements are aligned with new legislation.
 - Continue to improve the condition of Council stock through capital investment programmes focussed on regeneration and refurbishment projects.
 - Continue to support a resident-led approach to developing high quality and inclusive services.
4. The strategy sets out details of the challenges that drive these priorities, the key objectives and the actions the Council is taking, or plans to take, to address them.
5. Key actions identified in the strategy to deliver these priorities include:
- Facilitating development and delivery of more homes and affordable homes directly through the Council-owned Housing Company or with partners (for example, with Registered Providers, the University and other public bodies), and by encouraging developers to bring forward development through our Local Plan.
 - Working with other Oxfordshire Authorities to jointly plan and secure investment in housing to meet Oxford's unmet needs, and to agree the arrangements in respect of the mix of dwelling types, tenure, letting and management, and affordable housing nominations.
 - Further aligning service delivery and budgets to ensure that there are sufficient resources, skills and expertise to deliver more homelessness prevention activities and meet the requirements introduced by the new Homelessness Reduction Act 2017.
 - Leading on the implementation of the £790,000 Trailblazer project to deliver targeted upstream homelessness prevention activities through outreach visits; enhancing services to help with personal and financial resilience; and developing a countywide homelessness champions' network across partner organisations to enhance understanding of the triggers of homelessness and to identify innovative solutions.
 - Preventing homelessness and respond to rough sleeping by working to prevent homelessness prior to the point of crisis by: working in partnership with a range

of statutory and non-statutory agencies, voluntary and community sector organisations to develop appropriate early interventions; improve work with health and criminal justice partners around hospital and prison discharges respectively; and reducing evictions from supported housing, especially where there is a need for mental health services to support individuals (No Return to the Streets).

- Developing stronger and broader working relations and new partnership approaches with stakeholders to facilitate a collaboratively co-designed City-wide framework and response to preventing and tackling homelessness and rough sleeping.
 - Reducing the number of empty dwellings in the city and therefore increase the availability of much needed accommodation.
 - Considering an increase in accommodation available for homeless households through expansion of our Real Lettings Scheme.
 - Investing £8.7 m in regeneration schemes for Blackbird Leys and Barton, and £4.2 million on our Great Estate project.
 - Delivering £15.5 million programme of refurbishment works, upgrades and improvements to City Council Homes, adaptations and energy efficiency.
 - Building on the success of our award winning Tenant Involvement Team to engage and empower tenants in improving our services, their living environment and their wellbeing.
 - Continuing to work to improve private rented sector properties and support the creation of sustainable communities e.g. licensing Houses in Multiple Occupation, regulation of single dwellings, enforcement action on unlawful dwellings, provide Disabled Facilities Grants and Flexible Home Improvement Loans, provide energy efficiency advice and information.
6. The strategy takes into account recent and emerging changes to legislation national and local policy, including:
- The Homelessness Reduction Act 2017 (which places greater emphasis on prevention and new duties for local housing authorities and public bodies).
 - Impacts of Welfare Reform – changes to benefits and rents.
 - Changes and uncertainties in national housing policy and impact of the Housing and Planning Act (2016) and the Housing White Paper (2017).
 - Oxford Local Plan Review (recognising that consultation on the Local Plan is underway).
 - Achievements of the Growth Board's post-SHMA work and joint work with Oxfordshire Partners on strategic planning for growth and housing delivery.
 - Creation of the Council-owned Housing Company.
 - Reductions to County funding of Homelessness Services and recommissioning of homelessness pathways.
7. Given the scale of change impacting on housing, planning and welfare reform, it is considered more dynamic to produce a 3-year strategy, rather than one for 5 years. The Action Plan (Appendix B to the strategy) covers the first 12-18 months and both the strategy and action plan will be reviewed mid-point of the strategy term. This will ensure that the actions going forward continue to be relevant and responsive to change.

8. Considerable progress has been made over the term of the last three strategies with a number of achievements identified. A review of these is contained in the new strategy, and includes the following:

The Council has:

- Set up a Housing Company to facilitate the delivery of more affordable homes and agreed to invest £61m as a loan to facilitate this.
- Continued to drive forward housing supply at Barton Park, with more schemes being planned at Oxpens, the Northern Gateway, and through estate regeneration.
- Invested £10m to acquire temporary accommodation units for homeless households.
- Invested £5m in the Real Lettings scheme, to create a total fund in excess of £10m to acquire local property for rent to homeless families at affordable rents.
- Undertaken works as part of a £20m investment to refurbish the City's tower blocks.
- Been awarded the "Gold Standard" in Housing and Homelessness Prevention by the National Practitioner Support Service, being one of only 11 local authorities in England, to achieve this standard by July 2017.
- Successfully led on a funding bid to secure Government funding of £790,000 for a 2-year countywide pilot "Trailblazer" scheme focussed on innovation in homelessness prevention.

9. Work is underway to address the significant demands and challenges for the City Council in delivering more housing and effective, efficient housing and homelessness services. To support this, further reports are submitted to this City Executive Board meeting to take forward a range of initiatives that are already being driven forward, including securing more affordable accommodation; improving homelessness prevention; and commissioning more services for rough sleepers and vulnerable homeless people.

Development the strategy

10. Work on this strategy, across many service areas, has been underpinned by a comprehensive evidence base (Appendix A to the Strategy) and stakeholder feedback which was received during initial consultation workshops run in March and April 2017. The draft Housing and Homelessness Strategy runs in parallel to the work on the City Council's Local Plan 2036.

11. To meet the requirements of the Homelessness Act 2002, the City Council is required to carry out public and stakeholder consultation on the draft strategy and its associated action plan (See Appendix B). Subject to City Executive Board approval, consultation will run for a period of 6 weeks from 21 September to 3 November 2017. Consultation responses will be used to inform any changes to the strategy prior to an amended version being presented to the City Executive Board in January 2018 and Full Council at its next meeting thereafter. To support the consultation process, an appropriate communication and consultation plan has been designed to make use of a range of media formats with the aim to encourage the public and stakeholders to get involved.

12. As part of the consultation process, the City Council will convene a meeting of key stakeholders to assess the causes and potential remedies for the rising levels of street homelessness, including rough sleepers with no local connection to the City.
13. Consultation on this strategy will be happening concurrently with the Medium Term Financial Plan (MTFP) review process and any financial commitments in the final Strategy will have been agreed as part of the budget setting process.

Financial implications

14. Chapter 9 of the draft strategy provides more detail of the potential and available funding to help deliver the strategy and action plan (Appendix B). Any new work streams arising from the action plan will be considered in light of available resources and funding outlined in the City Council's MTFP. Should additional resources or funding be required, this will need to be secured as a separate City Executive Board report.

Legal issues

15. Under the Homelessness Act 2002, local authorities have a duty to review homelessness in their local area and formulate a homelessness strategy that will address and prevent homelessness (having regard to its current allocations scheme under section 167 of the Housing Act 1996, and its tenancy strategy under section 150 of the Localism Act 2011). Local Authorities are required to consult with the public, partner statutory and non-statutory agencies, and voluntary sector as appropriate in regard to the strategy and its action plan. The strategy must also be reviewed, kept up to date and a new strategy published within 5 years.

Level of risk

16. If the draft Housing and Homelessness Strategy 2018-21 is not approved as a draft for public consultation, this will result in a delay in the adoption of a new/replacement Homelessness Strategy when the existing one expires early in 2018. This may result in the City Council being unable to meet its legislative obligations under the Housing Act 2002. See Appendix 2: Risk Register.

Equalities impact

17. The Equalities Impact Assessment initial screening form is attached as Appendix 3. No adverse equality implications are evident at this stage. Work streams arising from the action plan may require separate equality impact assessments prior to implementation.

Conclusion

18. A new and combined Housing and Homelessness Strategy 2018-21 (that includes a strategy for bringing empty properties back into use) will enable the City Council to continue meeting its legislative obligations from 2018 and have an effective strategy in place to direct housing delivery and services going forward over the next three years.

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Service area or department	Housing & Property Services
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Background Papers: None

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Appendix A: Evidence Base for the Draft Housing & Homelessness
Strategy 2018-21

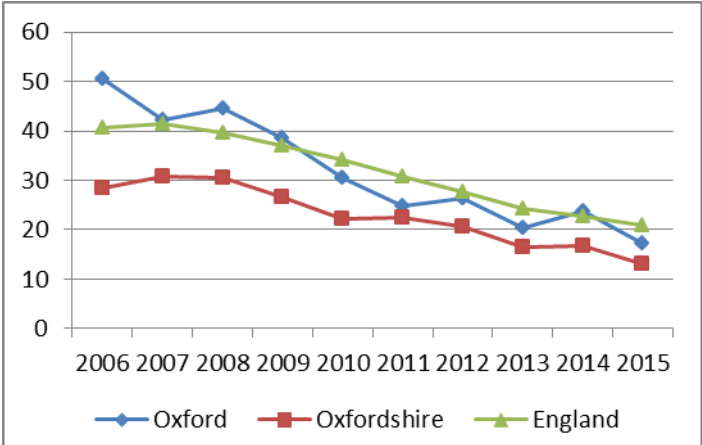
People in Oxford

Issue	Source																												
<p>Population The mid-2016 population estimate of the usual resident population in Oxford was 161,200.¹ At the time of the Census 2011 151,900 people lived in Oxford. Of those 18,700 people lived in communal establishments (e.g. halls of residence). There were 4,000 short term migrants in Oxford who were <u>not</u> included in the population figure. The population increased by 12% between 2001 and 2011. There was a 26% increase in the number of children aged 0 to 9, and only a 1% increase in the population aged 60 and over. Due to the large number of students, Oxford has a relatively young population. 35% of the population is aged between 15 and 29 years (compared to an England average of 20%).² The population turnover is also very high.³</p>	<p>¹ONS Mid-2016 population estimates ²Census 2011 ³Census 2001</p>																												
<p>Households The number of households in Oxford in 2017 as per the 2014-based household projections is 60,000.¹ At the time of the Census 2011 the number of households was 55,400 (excludes those living in communal establishments). The average number of people per household was 2.40. This was an increase since 2001 when it was 2.32. The average number of people per household in England did not change in the same time period (2.40%).²</p>	<p>¹ 2014 based household projections for England and local authority districts, DCLG Live table 406 ²Census 2011</p>																												
<p>Ethnicity There is a fairly large BME population in Oxford (22.3%) compared to the national average (14.3%). The White Other group (12.4%) is also large compared to the national average (4.6%).</p> <table border="1" data-bbox="225 1256 1015 1491"> <thead> <tr> <th></th> <th><u>Oxford</u></th> <th><u>South East</u></th> <th><u>England</u></th> </tr> </thead> <tbody> <tr> <td>White British</td> <td>63.6%</td> <td>85.2%</td> <td>79.8%</td> </tr> <tr> <td>White Irish/Other</td> <td>14.1%</td> <td>5.5%</td> <td>5.7%</td> </tr> <tr> <td>Mixed</td> <td>4.0%</td> <td>2.0%</td> <td>2.2%</td> </tr> <tr> <td>Asian</td> <td>12.4%</td> <td>5.2%</td> <td>7.7%</td> </tr> <tr> <td>Black</td> <td>4.6%</td> <td>1.6%</td> <td>3.4%</td> </tr> <tr> <td>Other</td> <td>1.3%</td> <td>0.6%</td> <td>1.0%</td> </tr> </tbody> </table>		<u>Oxford</u>	<u>South East</u>	<u>England</u>	White British	63.6%	85.2%	79.8%	White Irish/Other	14.1%	5.5%	5.7%	Mixed	4.0%	2.0%	2.2%	Asian	12.4%	5.2%	7.7%	Black	4.6%	1.6%	3.4%	Other	1.3%	0.6%	1.0%	<p>Census 2011</p>
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<p>Deprivation According to the 2015 Index of Multiple Deprivation, 10 of Oxford's 83 Super Output Areas are among the 20% most deprived areas in England, with 2 of those in the 10% most deprived. These areas, which are in the Leys, Rose Hill and Barton areas of the city, experience multiple levels of deprivation - low skills, low incomes and relatively high levels of crime. ¹</p> <p>The 2015 Income Deprivation Affecting Children Index shows 16 Super Output Areas in Oxford among the 20% most deprived areas in England, with 6 of those in the 10% most deprived.¹</p> <p>As at May 2014 there were 3,890 children (aged 0-15) in Oxford living in families in receipt of out of work benefits. This is 14.4% of children in Oxford, and is higher than in the other districts in Oxfordshire (which range from 6.5% in South Oxfordshire to 9.3% in Cherwell). However,</p>	<p>¹English Indices of Deprivation 2015, DCLG ²Children in out-of-work benefit households: 2014 snapshot, Ad hoc statistics DWP ³Oxford Health Profile 2016, Public Health England. © Crown Copyright 2016</p>																												

Appendix A: Evidence Base for the Draft Housing & Homelessness
Strategy 2018-21

<p>this is a reduction from 2013 when the figure was 4,550 (17.2%)²</p> <p>There are inequalities in health within Oxford. Life expectancy in the most deprived areas is 9.7 years lower for men, and 3.3 years lower for women, compared to those from the least deprived areas.³</p>	
<p>Unemployment</p> <p>In common with the rest of the UK, there was a sharp increase in unemployment as a result of the 2008 recession. The number of people claiming unemployment benefit rose from 1,600 in October 2008 to a peak of nearly 3,000 in May 2009. After four years in which the number of claims were elevated, they started falling in 2013. The number of Out-of-work benefits (1,105 in April 2017) is now significantly below the pre-recession average.</p> <p>1.0% of the working age population in Oxford were claiming Out-of-work benefits in April 2017 compared to 2.0% in Great Britain (Jobseeker's Allowance claimants plus those who claim Universal Credit who are out of work). The proportion of people claiming in Oxford is lower than the national average (due to the large number of full-time students who are not eligible).</p>	<p>Nomis (ONS claimant counts)</p>
<p>Benefits</p> <p>Total main benefit claimants within the working age population amounted to 6.7% in Oxford compared to 11.1% in Great Britain in November 2016. This has reduced from a peak in 2009 of 10.2% (Great Britain 15.0%).</p>	<p>Nomis (DWP benefit claims)</p>
<p>Income</p> <p>Annual median earnings for full-time employees <i>resident</i> in Oxford were £29,811 in 2016, while median full-time earnings for employees <i>working</i> in Oxford were higher at £31,675. The median earnings in England were £28,500.</p>	<p>ASHE gross annual pay full-time employees 2016 (provisional)</p>
<p>Qualifications</p> <p>Oxford is, in general, a well-educated city - according to the Census 2011 42.6% of the population over 16 was qualified to NVQ Level 4 compared to England 27.4%. However there are very high levels of people without qualifications in some areas (mainly those areas with a high level of deprivation).¹</p> <p>The attainment levels of Oxford school pupils are below the national average. In 2014, 53.5% of Oxford pupils gained 5 A*-C grades at GCSE (including English and Maths), compared to a national average of 56.6%. The gap has, however, reduced from 2011 when it was 10.5 percentage points and Oxford schools have moved out of the bottom quartile in national GCSE rankings for the first time in a number of years.²</p> <p>(From 2015 data is no longer published at district level, only education authority level, which in Oxfordshire is the County Council. The way attainment is measured has also changed and is now measured through Attainment 8 and Progress 8 scores.)</p>	<p>¹Census 2011</p> <p>²GCSE and Equivalent Results for Young People, ONS Neighbourhood Statistics</p> <p>³English Indices of Deprivation 2015, DCLG</p>

Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

<p>Looking at the 2015 Index of Deprivation nearly one-third of LSOAs in Oxford are amongst the 20% most deprived in England for the Children and Young People (CYP) sub-domain. Barton and Sandhills 13, Rose Hill and Iffley 76, and Northfield Brook 69 are amongst the 1% most deprived areas in the CYP sub-domain in England. The measure is based on average points score for Key Stage 2 and 4 attainment, proportion of secondary school (authorised and unauthorised) absences, proportion of young people not staying on in education above age 16, and young people aged 21 not entering higher education.³</p>																																													
<p>NEET In August 2016, 4.5% (190) of young people in Oxford hub areas were not in education, employment or training (NEETs), compared to 3.5% (648) for Oxfordshire. The figures for the Early Intervention Hubs covering Oxford City were:</p> <ul style="list-style-type: none"> • East Oxford 3.8% (East and Central Oxford, Botley and Cumnor, Wolvercote and North Oxford, and Barton) • Littlemore 5.6% (Littlemore, Iffley and South Oxford, Cowley, and Blackbird Leys area). <p>7.8% (340) of young people in Oxford were Not Known, i.e. information was missing whether they were in education, employment or training, or not.</p> <p>The data covers young people in school year groups 12 to 14, which approximately corresponds to age 16-19.</p> <p>In August 2015 there were 4.2% (178) NEETs in Oxford hub areas and 4.6% (196) Not Knowns.</p> <p>The percentage of NEETs in Oxfordshire reduced from 5.6% in August 2013 to 3.3% in 2015, but increased slightly in 2016 to 3.5%.</p>	<p>¹NEET Data, Oxfordshire County Council</p>																																												
<p>Teenage pregnancy The under 18 conception rate in Oxford in 2015 was 17.2 per 1000. This is lower than the national average of 20.8, but higher than the Oxfordshire average of 13.2. The under 18 conception rate in Oxford has decreased considerably during the last 10 years, but it continues to be higher than other Oxfordshire districts.¹</p>  <table border="1"> <caption>Under 18 Conception Rate per 1000 (2006-2015)</caption> <thead> <tr> <th>Year</th> <th>Oxford</th> <th>Oxfordshire</th> <th>England</th> </tr> </thead> <tbody> <tr><td>2006</td><td>50</td><td>28</td><td>40</td></tr> <tr><td>2007</td><td>42</td><td>30</td><td>41</td></tr> <tr><td>2008</td><td>45</td><td>30</td><td>40</td></tr> <tr><td>2009</td><td>38</td><td>26</td><td>37</td></tr> <tr><td>2010</td><td>30</td><td>22</td><td>34</td></tr> <tr><td>2011</td><td>25</td><td>22</td><td>31</td></tr> <tr><td>2012</td><td>27</td><td>20</td><td>28</td></tr> <tr><td>2013</td><td>20</td><td>16</td><td>24</td></tr> <tr><td>2014</td><td>23</td><td>16</td><td>22</td></tr> <tr><td>2015</td><td>17.2</td><td>13.2</td><td>20.8</td></tr> </tbody> </table>	Year	Oxford	Oxfordshire	England	2006	50	28	40	2007	42	30	41	2008	45	30	40	2009	38	26	37	2010	30	22	34	2011	25	22	31	2012	27	20	28	2013	20	16	24	2014	23	16	22	2015	17.2	13.2	20.8	<p>¹ONS, Conception Statistics, 2015</p> <p>²Director of Public Health for Oxfordshire Annual report 2014/15</p>
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Appendix A: Evidence Base for the Draft Housing & Homelessness
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<p>The five wards in Oxfordshire with the highest under 18 conception rates are all in Oxford City²:</p> <p>Blackbird Leys St Mary's (incl Holywell) Iffley Fields Barton and Sandhills Rose Hill and Iffley</p>	
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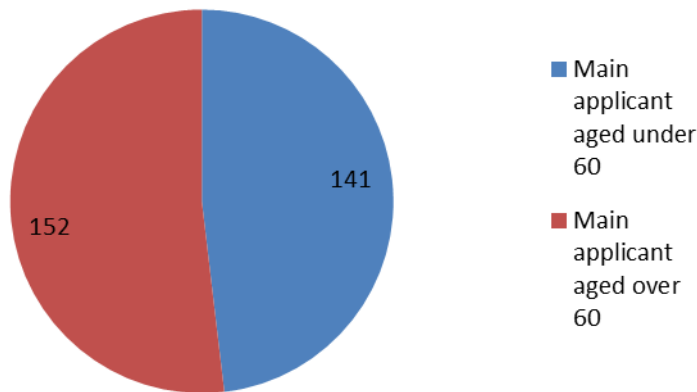
Housing needs, affordability and supply of housing

Issue	Source																								
<p>Tenure At the time of the Census 2011 there were over 59,000 homes in Oxford.¹ Oxford has a very large private rented sector (28%), it retains a sizable social rented sector (21%) and the level of owner occupation is among the lowest in the country (47%), which is very low for the South East region.²</p> <table border="1"> <thead> <tr> <th></th> <th>Oxford</th> <th>South East</th> <th>England</th> </tr> </thead> <tbody> <tr> <td>Owner Occupation</td> <td>46.7%</td> <td>67.6%</td> <td>63.4%</td> </tr> <tr> <td>Shared ownership</td> <td>1.7%</td> <td>1.1%</td> <td>0.8%</td> </tr> <tr> <td>Social rented</td> <td>21.4%</td> <td>13.7%</td> <td>17.7%</td> </tr> <tr> <td>Private rented</td> <td>28.2%</td> <td>16.3%</td> <td>16.8%</td> </tr> <tr> <td>Living rent free</td> <td>2.0%</td> <td>1.3%</td> <td>1.3%</td> </tr> </tbody> </table>		Oxford	South East	England	Owner Occupation	46.7%	67.6%	63.4%	Shared ownership	1.7%	1.1%	0.8%	Social rented	21.4%	13.7%	17.7%	Private rented	28.2%	16.3%	16.8%	Living rent free	2.0%	1.3%	1.3%	<p>¹Council Tax ²Census 2011</p>
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<p>Overcrowding and under-occupation The census 2011 shows that 6.2% of households in Oxford had an occupancy rating for bedrooms of -1 or less, compared to a national average of 4.8%. An occupancy rating of -1 implies that there is one bedroom too few for the number of people living in the household.</p> <p>Census data also shows that 29.1% of households have an occupancy rating of +2 or more (meaning that there are at least two more bedrooms than are technically required by the household), compared to an England average of 34.3%.</p> <p>29% of council owned dwellings are under-occupied (using the same criteria as the 'bedroom tax' rules for who can share a bedroom); this corresponds to 38% of family-sized properties (two-beds or larger). Of the households under-occupying, the majority (68%) require a one-bed property. 61% of under-occupying households have a main tenant aged 60 or over.</p>	<p>Census 2011</p>																								
<p>Disability and mobility The City Council's housing register (July 2017) identified by using the Health and Housing Assessment process, there were 293</p>																									

Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

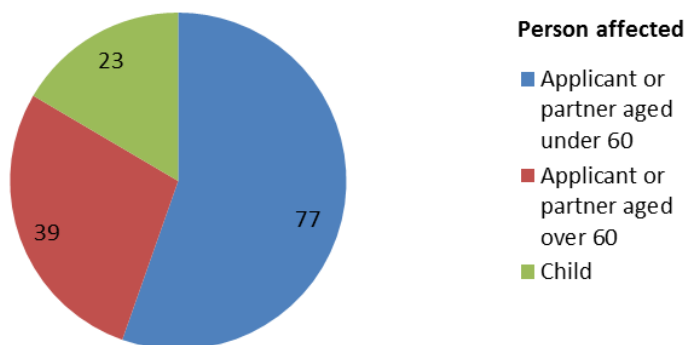
households on the housing register with a mobility need, the majority (188) require only level access, 5 require a wheelchair adapted property and the rest (100) require some adaptations, such as level access shower, stair lift or walk-in bath.

Applicants on the housing register with a mobility need



In July 2017, the housing register indicated that there were 139 applicants who had a Health and Housing Assessment (HAHA) award, and needed to move from their current accommodation.

Households on the housing register with a Health and Housing award



Empty homes

In October 2016 there were 618 empty homes in Oxford, of which 303 were long term empty homes (empty for more than six months). The council tax definition of empty is a dwelling that is unoccupied and unfurnished. There were also 892 homes classed as second homes, defined as a furnished dwelling which is no one's sole or main residence. Some of these will in effect be empty and not in use. The total number of dwellings was 60,433.¹

In 2016/17 the number of empty homes brought back into use through

¹Council Tax reports

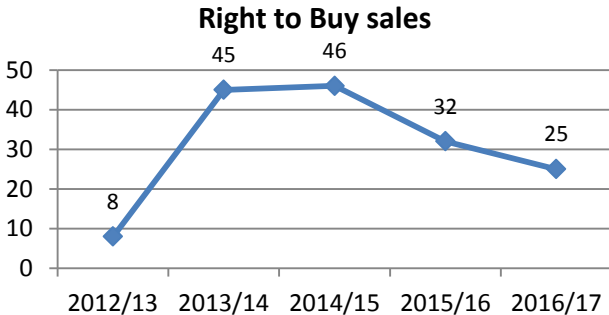
²OCC performance indicators

³LAHS 2016

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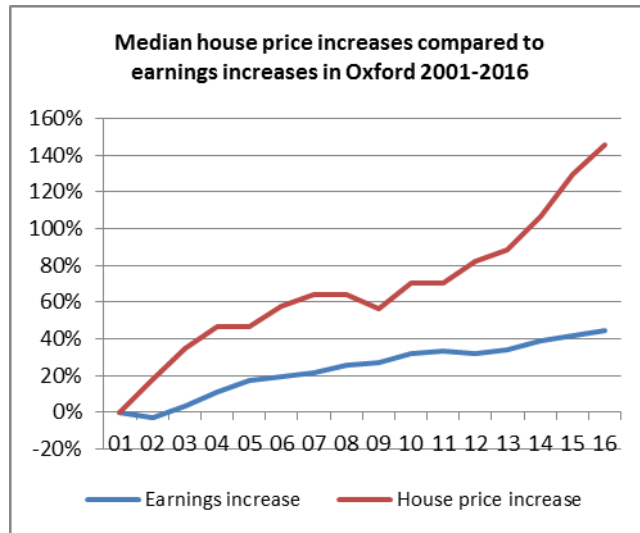
<p>intervention by the Empty Property Officer was 22.² Of Oxford City Council's stock 13 were long-term empty as at 1 April 2017.³</p>																																																																																													
<p>Student accommodation In December 2015 the University of Oxford had 17,748 full-time students with accommodation requirements. There were 14,816 units of university (or college) provided accommodation. This leaves a total of 2,932 students living outside of university provided accommodation, below the Core Strategy target of 3,000.¹</p> <p>In December 2015 Oxford Brookes University had 8,954 students with accommodation requirements. There were 5,207 places in accommodation provided by Oxford Brookes. This means that there were 3,747 students at Oxford Brookes University without a place in university provided accommodation, above the Core Strategy target of 3,000. Oxford Brookes University is currently working on a fully revised student accommodation strategy, taking into account fundamental shifts in the makeup of the student body and the impact this has on the accommodation the University needs to provide to ensure it can meet the 3,000 target.¹</p> <p>In 2014/15 there were a total of 32,395 full-time students (22,930 undergraduate and 9,465 post-graduate students) at the University of Oxford and Oxford Brookes University.²</p>	<p>¹Annual monitoring report 2015/16 ²HESA</p>																																																																																												
<p>Social housing stock Oxford City Council properties (incl. 90 properties in Abingdon and 109 in Kidlington) as at April 2017:</p> <table border="1" data-bbox="240 1167 1120 1554"> <thead> <tr> <th rowspan="2"></th> <th colspan="6">Number of bedrooms</th> <th rowspan="2">Sum:</th> </tr> <tr> <th>0</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5+</th> </tr> </thead> <tbody> <tr> <td>Flat / Maisonette</td> <td>158</td> <td>1198</td> <td>1704</td> <td>149</td> <td>5</td> <td>0</td> <td>3214</td> </tr> <tr> <td>House / Bungalow</td> <td>0</td> <td>271</td> <td>831</td> <td>2856</td> <td>245</td> <td>37</td> <td>4240</td> </tr> <tr> <td>Sheltered</td> <td>15</td> <td>251</td> <td>26</td> <td>0</td> <td>0</td> <td>0</td> <td>292</td> </tr> <tr> <td>Sum:</td> <td>173</td> <td>1720</td> <td>2561</td> <td>3005</td> <td>250</td> <td>37</td> <td>7746</td> </tr> </tbody> </table> <p>Housing Association nomination properties:</p> <table border="1" data-bbox="240 1659 1120 2042"> <thead> <tr> <th rowspan="2"></th> <th colspan="6">Number of bedrooms</th> <th rowspan="2">Sum:</th> </tr> <tr> <th>0</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5+</th> </tr> </thead> <tbody> <tr> <td>Flat / Maisonette</td> <td>155</td> <td>780</td> <td>544</td> <td>29</td> <td>1</td> <td>0</td> <td>1509</td> </tr> <tr> <td>House / Bungalow</td> <td>0</td> <td>35</td> <td>562</td> <td>766</td> <td>141</td> <td>25</td> <td>1529</td> </tr> <tr> <td>Sheltered</td> <td>203</td> <td>460</td> <td>50</td> <td>2</td> <td>0</td> <td>0</td> <td>715</td> </tr> <tr> <td>Sum:</td> <td>358</td> <td>1275</td> <td>1156</td> <td>797</td> <td>142</td> <td>25</td> <td>3753</td> </tr> </tbody> </table>		Number of bedrooms						Sum:	0	1	2	3	4	5+	Flat / Maisonette	158	1198	1704	149	5	0	3214	House / Bungalow	0	271	831	2856	245	37	4240	Sheltered	15	251	26	0	0	0	292	Sum:	173	1720	2561	3005	250	37	7746		Number of bedrooms						Sum:	0	1	2	3	4	5+	Flat / Maisonette	155	780	544	29	1	0	1509	House / Bungalow	0	35	562	766	141	25	1529	Sheltered	203	460	50	2	0	0	715	Sum:	358	1275	1156	797	142	25	3753	<p>Northgate HMIS</p>
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<p>Right to Buy The Right to Buy scheme was introduced in 1980 and has led to a steady loss of council housing stock. In April 2012 the discount was increased from £16,000 to £75,000, and is now £78,600. In the last five years a total of 156 properties have been sold through the right to buy.</p> <p style="text-align: center;">Right to Buy sales</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <caption>Right to Buy sales data</caption> <thead> <tr> <th>Year</th> <th>Sales</th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>8</td> </tr> <tr> <td>2013/14</td> <td>45</td> </tr> <tr> <td>2014/15</td> <td>46</td> </tr> <tr> <td>2015/16</td> <td>32</td> </tr> <tr> <td>2016/17</td> <td>25</td> </tr> </tbody> </table>	Year	Sales	2012/13	8	2013/14	45	2014/15	46	2015/16	32	2016/17	25																																					
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<p>House prices House price inflation in Oxford (March 2016 to March 2017) is running at 3.7% compared to a UK average of 5.7%. House price growth in Oxford, Cambridge and London has slowed to less than 5% for the first time in five years as affordability pressures, and tax changes for investors, constrain demand.¹</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Oxford</th> <th style="text-align: center;">2012</th> <th style="text-align: center;">2013</th> <th style="text-align: center;">2014</th> <th style="text-align: center;">2015</th> <th style="text-align: center;">2016</th> </tr> </thead> <tbody> <tr> <td>Median house price</td> <td style="text-align: right;">278,000</td> <td style="text-align: right;">287,250</td> <td style="text-align: right;">315,000</td> <td style="text-align: right;">350,000</td> <td style="text-align: right;">375,000</td> </tr> <tr> <td>Sale counts</td> <td style="text-align: right;">1,495</td> <td style="text-align: right;">1,728</td> <td style="text-align: right;">1,831</td> <td style="text-align: right;">1,678</td> <td style="text-align: right;">1,442</td> </tr> </tbody> </table> <p>The median house price in Oxford in 2016 was £375,000. The median price for a detached house was £732,500, for a semi-detached house £410,000, for a terraced house £390,000 and for a flat/maisonette £281,500. House prices have steadily increased in the last five years. The number of properties sold is lower than before the credit crunch when generally the number of sold properties was around 2,500 per year.²</p> <p>House prices in Oxford are much higher than other areas in Oxfordshire and the South East.</p> <p>House prices, 2016²</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">10th percentile</th> <th style="text-align: center;">Lower quartile</th> <th style="text-align: center;">Median</th> <th style="text-align: center;">Mean</th> </tr> </thead> <tbody> <tr> <td>Oxford</td> <td style="text-align: right;">240,000</td> <td style="text-align: right;">292,500</td> <td style="text-align: right;">375,000</td> <td style="text-align: right;">486,001</td> </tr> <tr> <td>Oxfordshire</td> <td style="text-align: right;">200,000</td> <td style="text-align: right;">260,000</td> <td style="text-align: right;">330,000</td> <td style="text-align: right;">394,318</td> </tr> <tr> <td>South East</td> <td style="text-align: right;">160,000</td> <td style="text-align: right;">218,000</td> <td style="text-align: right;">295,000</td> <td style="text-align: right;">354,822</td> </tr> <tr> <td>London</td> <td style="text-align: right;">250,000</td> <td style="text-align: right;">330,000</td> <td style="text-align: right;">441,000</td> <td style="text-align: right;">585,648</td> </tr> <tr> <td>England</td> <td style="text-align: right;">101,500</td> <td style="text-align: right;">145,000</td> <td style="text-align: right;">224,000</td> <td style="text-align: right;">288,227</td> </tr> </tbody> </table>	Oxford	2012	2013	2014	2015	2016	Median house price	278,000	287,250	315,000	350,000	375,000	Sale counts	1,495	1,728	1,831	1,678	1,442		10th percentile	Lower quartile	Median	Mean	Oxford	240,000	292,500	375,000	486,001	Oxfordshire	200,000	260,000	330,000	394,318	South East	160,000	218,000	295,000	354,822	London	250,000	330,000	441,000	585,648	England	101,500	145,000	224,000	288,227	<p>¹Hometrack UK Cities House Price Index, March 2017</p> <p>²ONS, House Price Statistics for Small Areas</p>
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House prices have been increasing at a much higher rate than earnings. The median house price in Oxford increased by 146% from 2001 to 2016 (£152,500 – £375,000).¹ Median earnings for full-time employees in Oxford increased by 44% in the same period (£21,960 – £31,675).²



Income required for mortgage at 4.5x income and 95% loan-to-value for median-priced semi-detached, compared to median full-time annual earnings Oxford 1997-2014



The chart above shows the household income required to secure a 95% mortgage on a median-priced semi-detached house in Oxford at 4.5 times household income. It compares that figure to median earnings over the same period. In 1997 such a loan was in the reach of a household with one median-earning worker, but in 2014 it would have taken an income of £70,000 - over twice the median wage. (Housing: rising prices, low sales, deteriorating affordability, Mark Fransham, OCC, Sep 2015)

Even if you can afford to buy a property, accessing a mortgage, in particular the size of the deposit required, is now one of the main obstacles to entering the housing market. 59% of people responding to the Property Tracker survey saw raising a deposit as a barrier to buying a property.³

Areas

²ASHE gross annual full-time earnings by place of work, table 7.7a

³Property Tracker Survey Sep 2015 (Building Societies Association)

⁴Broken market, broken dreams – Home Truths 2014/15 (NHF)

Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

<p>First-time buyers now need to be richer and have larger deposits than previously. The income of an average first-time buyer in England today (£36,500) is nearly double that of an average first-time buyer in the early 1980s (£20,000) after accounting for inflation, and the deposit required today (£30,000) is almost ten times the deposit required in the early 1980s (£2,000-3,000), after accounting for inflation. It is increasingly the case that in order to get on the housing ladder, first-time buyers need financial assistance from their family. In 2005, roughly a third of first-time buyers received assistance – this grew to almost two-thirds in 2011.⁴</p>																																																																								
<p>Rents Private sector rents in Oxford are considerably higher than social housing rents.</p> <p>Weekly rents in Oxford</p> <table border="1"> <thead> <tr> <th>Property type</th> <th>Average Council social rent, 2016</th> <th>Average Council affordable rent, 2016</th> <th>Average Housing Association social rent, 2016¹</th> <th>Average Housing Association affordable rent, 2016¹</th> <th>Average private rent²</th> <th>LHA rate for Oxfords hire, Apr 2016³</th> </tr> </thead> <tbody> <tr> <td>Room</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>£117.69</td> <td>£80.55</td> </tr> <tr> <td>1 bed</td> <td>£89.76</td> <td>£140.79</td> <td>£98.61</td> <td>£140.78</td> <td>£210.92</td> <td>£158.90</td> </tr> <tr> <td>2 bed</td> <td>£102.95</td> <td>£163.24</td> <td>£116.20</td> <td>£169.60</td> <td>£253.85</td> <td>£192.48</td> </tr> <tr> <td>3 bed</td> <td>£114.82</td> <td>£206.87</td> <td>£129.26</td> <td>£187.73</td> <td>£301.38</td> <td>£230.14</td> </tr> <tr> <td>4 bed</td> <td>£121.78</td> <td>N/A</td> <td>£141.70</td> <td>N/A</td> <td>£448.15</td> <td>£299.18</td> </tr> </tbody> </table> <p>Oxford has been identified as the most unaffordable location outside of London for private renting where median rents for two bedroom homes account for 55% of local median full-time earnings.⁴</p> <p>Rent levels for two-beds in Oxford in 2016/17, compared to regional and national rent levels:</p> <table border="1"> <thead> <tr> <th rowspan="2">Area</th> <th colspan="4">2 Bedrooms²</th> </tr> <tr> <th>Average</th> <th>Lower quartile</th> <th>Median</th> <th>Upper quartile</th> </tr> </thead> <tbody> <tr> <td>England</td> <td>791</td> <td>515</td> <td>650</td> <td>895</td> </tr> <tr> <td>South East</td> <td>909</td> <td>750</td> <td>875</td> <td>1,045</td> </tr> <tr> <td>Oxfordshire</td> <td>988</td> <td>840</td> <td>925</td> <td>1,100</td> </tr> <tr> <td>Oxford</td> <td>1,164</td> <td>1,000</td> <td>1,150</td> <td>1,275</td> </tr> </tbody> </table> <p>The Local Housing Allowance was set at the 30th percentile of rents in the broad rental market area until 1 April 2013. After April 2013 LHA rates were set annually using either the 30th percentile of rents in the broad rental market area in September, or the previous April LHA rate updated by the Consumer Price Index of September. However, the Government announced in the 2015 Summer Budget the decision to freeze Local Housing Allowance rates for four years. From April 2016, rates will either remain at the previous April LHA rate or be set at the 30th percentile of local rents if this is lower.</p>	Property type	Average Council social rent, 2016	Average Council affordable rent, 2016	Average Housing Association social rent, 2016 ¹	Average Housing Association affordable rent, 2016 ¹	Average private rent ²	LHA rate for Oxfords hire, Apr 2016 ³	Room	N/A	N/A	N/A	N/A	£117.69	£80.55	1 bed	£89.76	£140.79	£98.61	£140.78	£210.92	£158.90	2 bed	£102.95	£163.24	£116.20	£169.60	£253.85	£192.48	3 bed	£114.82	£206.87	£129.26	£187.73	£301.38	£230.14	4 bed	£121.78	N/A	£141.70	N/A	£448.15	£299.18	Area	2 Bedrooms ²				Average	Lower quartile	Median	Upper quartile	England	791	515	650	895	South East	909	750	875	1,045	Oxfordshire	988	840	925	1,100	Oxford	1,164	1,000	1,150	1,275	<p>¹SDR returns 2016 (average rent for general needs properties, social and affordable rent <u>excl</u> service charges)</p> <p>²Valuation Office Agency, Summary of monthly private sector rents recorded over the 12 months to the end of March 2016</p> <p>³LHA rates April 2016</p> <p>⁴Shelter Private Rent Watch, Analysis of local rent levels and affordability, 2011</p>
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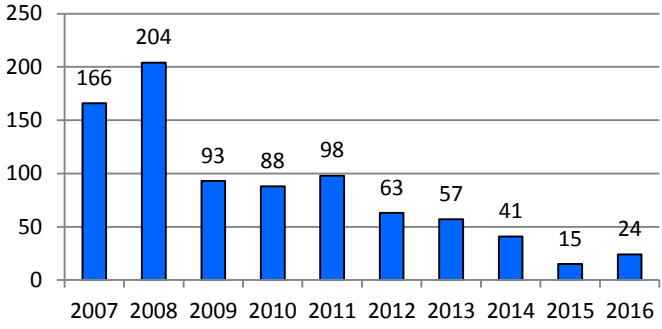
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<p>The Broad Rental Market Area covers most of Oxfordshire. However, the rents in Oxford are higher than in most other parts of Oxfordshire so even those in the 30th percentile in Oxford are not covered by the LHA. The lower quartile rent for a 2-bed in Oxford is £1,000 per month², but the LHA is only £834³. If the rents keep on rising in the next few years the LHA freeze means the gap will increase even further.</p>	
<p>Housing benefit The number of households in Oxford receiving housing benefit as at January 2017 was 9,992. 72% were social sector tenants, and 28% were private sector tenants. 8% of the social sector tenants (560 claimants) had their housing benefit reduced because of the spare room subsidy (bedroom tax).</p> <p>54% were on passported benefits (income support, ESA, JSA and pension credit with guarantee credit element), 30% were employed, and 16% were not employed and not on passported benefits.</p> <p>The proportion of those claiming housing benefit who are in employment has more than doubled from 14% in May 2009. The corresponding figures for England were 11% in May 2009 and 24% in January 2017.</p> <p>In December 2016 there were 247 households on Universal Credit with a housing entitlement.</p>	<p>Stat-Xplore, Department for Work and Pensions</p>
<p>Welfare Reform In July 2015, the government delivered an emergency budget which aimed to cut £12 billion from benefits paid to working age people. The budget included the following measures:</p> <ul style="list-style-type: none"> • From April 2016, most benefits, including tax credits and Local Housing Allowance, are frozen for four years. • For those having children after April 2017, child tax credit and Universal Credit are limited to two children. • From April 2017 there is no longer automatic entitlement to the housing element of Universal Credit for 18-21 year olds who are unemployed. Though there are various exceptions for parents, vulnerable groups and people who could previously afford their rent without assistance. • Social housing rents to be reduced by 1% every year for four years from April 2016. <p><u>Universal credit</u> Universal Credit is a benefit which combines a number of existing benefits into one claim: Jobseekers Allowance Housing Benefit Working Tax Credit Child Tax Credit Employment and Support Allowance Income Support</p> <p>Universal Credit is being introduced in stages. Universal Credit started in Oxford in April 2015, though only for single people without children who</p>	

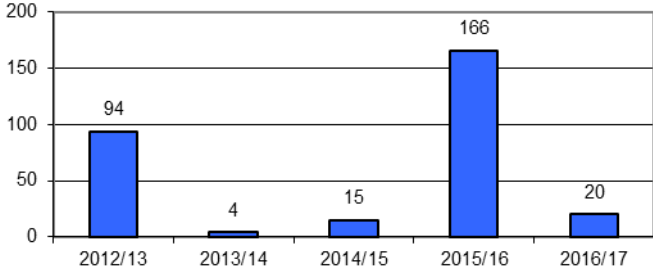
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<p>would normally apply for Jobseekers Allowance. The Department of Work and Pensions is in the process of extending Universal Credit to other groups of people, but this will not happen in Oxford until October 2017.</p> <p><u>Benefit cap</u> The benefit cap means that the housing benefit is cut so that benefit claimants who are part of a couple or have children get no more than £385 a week in total benefits, for single people the cap is £258 per week. The cap was reduced in November/December 2016 from £500 and £350 respectively.</p> <p>As at March 2017 224 households in Oxford had their benefits capped. As at October 2016, before the reduction, only 55 households were affected by the benefit cap. Average loss of housing benefit due to the benefit cap is £65 per week.</p> <p><u>Bedroom tax/Removal of spare room subsidy</u> The bedroom tax was introduced in April 2013. Those of working age who rent their home from a registered social landlord, will have their housing benefit cut if they have more bedrooms than the bedroom tax rules allow.</p> <p>The amount of net rent covered by housing benefit is cut by: 14% for one spare bedroom 25% for two or more spare bedrooms</p> <p>In March 2017 556 social housing tenants in Oxford had their housing benefits reduced because of the bedroom tax.</p>																									
<p>Discretionary Housing Payments Applicants who receive housing benefit that does not cover the whole of their rent can apply for a Discretionary Housing Payment. A Discretionary Housing Payment is intended to be a short-term measure to help relieve poverty or difficult circumstances.</p> <p><u>2012/13</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Claims paid</td> <td style="text-align: right;">373</td> </tr> <tr> <td>Total spend</td> <td style="text-align: right;">£199,205</td> </tr> <tr> <td>Average payment per claim</td> <td style="text-align: right;">£534.06</td> </tr> </table> <p><u>2013/14</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Claims paid</td> <td style="text-align: right;">498</td> </tr> <tr> <td>Total spend</td> <td style="text-align: right;">£431,244</td> </tr> <tr> <td>Average payment per claim</td> <td style="text-align: right;">£865.95</td> </tr> </table> <p><u>2014/15</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Claims Paid</td> <td style="text-align: right;">711</td> </tr> <tr> <td>Total Spend</td> <td style="text-align: right;">£464,903</td> </tr> <tr> <td>Average payment per claim</td> <td style="text-align: right;">£653.87</td> </tr> </table> <p><u>2015/16</u></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Claims Paid</td> <td style="text-align: right;">454</td> </tr> <tr> <td>Total Spend</td> <td style="text-align: right;">£270,504</td> </tr> <tr> <td>Average payment per claim</td> <td style="text-align: right;">£595.83</td> </tr> </table>	Claims paid	373	Total spend	£199,205	Average payment per claim	£534.06	Claims paid	498	Total spend	£431,244	Average payment per claim	£865.95	Claims Paid	711	Total Spend	£464,903	Average payment per claim	£653.87	Claims Paid	454	Total Spend	£270,504	Average payment per claim	£595.83	
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<p><u>2016/17</u> Claims Paid 549 Total Spend £379,009 Average payment per claim £690.36</p> <p>Our DHP grant for 2016/17 from the DWP was £376,792 but we spent £379,009. We assessed 744 applications for DHP and 549 were successful. The most common reason we turned down DHP applications was because customers didn't have a plan to improve their situation. Nearly half of our DHP spend was because of changes to the benefit cap which cut housing benefit for 197 Oxford households from 12 December 2016.</p>																							
<p>Mortgage possession claims In 2016, 24 mortgage possession claims were issued in Oxford. Mortgage possession claims went up to 204 in 2008, but the figure has reduced considerably since then.</p> <p>Number of mortgage possession claims in the last 10 years</p>  <table border="1"><thead><tr><th>Year</th><th>Number of claims</th></tr></thead><tbody><tr><td>2007</td><td>166</td></tr><tr><td>2008</td><td>204</td></tr><tr><td>2009</td><td>93</td></tr><tr><td>2010</td><td>88</td></tr><tr><td>2011</td><td>98</td></tr><tr><td>2012</td><td>63</td></tr><tr><td>2013</td><td>57</td></tr><tr><td>2014</td><td>41</td></tr><tr><td>2015</td><td>15</td></tr><tr><td>2016</td><td>24</td></tr></tbody></table> <p>The actual number of repossessions in 2016 was only 3 whereas in 2008 there were 61 repossessions.</p>	Year	Number of claims	2007	166	2008	204	2009	93	2010	88	2011	98	2012	63	2013	57	2014	41	2015	15	2016	24	<p>Ministry of Justice</p>
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2016	24																						
<p>Housing need The 2014 Oxfordshire Strategic Housing Market Assessment states that in Oxford in particular there are significant affordability pressures, both in regard to the (un)affordability of market housing and in terms of an acute shortage of affordable housing.</p> <p>The deterioration in the affordability of market housing for sale across Oxfordshire has resulted in an increasing proportion of households renting homes for longer, and more young people in their 20s and 30s living with families or in shared accommodation. Between 2001-11 we also saw a 30% increase in households living in overcrowded homes.</p> <p>The SHMA indicates a need to deliver 1,029 affordable homes a year in Oxford if all households who are not able to meet their needs in the housing market were to be allocated an affordable home. This assumes that households will spend up to 35% of their gross income on housing costs, and that the current housing need (backlog need) is addressed over the period to 2031.</p>	<p>Strategic Housing Market Assessment 2014</p>																						

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<p>New homes The total number of net new residential dwellings provided in last 5 years are</p> <table border="0"> <tr> <td>2011/12</td> <td>228</td> <td></td> </tr> <tr> <td>2012/13</td> <td>213</td> <td></td> </tr> <tr> <td>2013/14</td> <td>71</td> <td>215*</td> </tr> <tr> <td>2014/15</td> <td>270</td> <td>332*</td> </tr> <tr> <td>2015/16</td> <td>346</td> <td>383*</td> </tr> </table> <p>*Note: Total completions for the year 2013/14 and later including C3 residential dwellings plus a dwelling equivalent figure for C2 student accommodation and care home rooms to reflect changes introduced in the Planning Practice Guidance in 2014.</p> <p>In 2013/14 the Planning Practice Guidance (PPG) introduced that student accommodation can be counted, based on the amount of accommodation it releases in the housing market. In assessing the contribution of student rooms to housing delivery in Oxford, the number of student rooms is divided by five to establish the dwelling equivalent figure. For example, a development of 100 student rooms will be assessed as releasing 20 'dwellings'. The PPG also introduced that care homes can be counted. The City Council has taken the approach that one room in a C2 care home would on average release one dwelling in the housing market. Therefore a 1:1 ratio of rooms to dwellings delivered will be applied.</p>	2011/12	228		2012/13	213		2013/14	71	215*	2014/15	270	332*	2015/16	346	383*	<p>Annual monitoring report 2015/16 – Net additional dwellings</p>
2011/12	228															
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<p>New affordable homes Number of affordable homes delivered (gross) were</p> <table border="0"> <tr> <td>2012/13</td> <td>94</td> </tr> <tr> <td>2013/14</td> <td>4</td> </tr> <tr> <td>2014/15</td> <td>15</td> </tr> <tr> <td>2015/16</td> <td>166</td> </tr> <tr> <td>2016/17</td> <td>20</td> </tr> </table> <p>New affordable homes</p>  <p>In 2017/18 there are plans to deliver 74 affordable homes.</p>	2012/13	94	2013/14	4	2014/15	15	2015/16	166	2016/17	20	<p>NI155</p>					
2012/13	94															
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<p>Housing register The number of people on the Housing Register was 3399 in May 2017, with 2292 of those on the general register and 1107 on the transfer</p>	<p>Northgate HMIS</p>															

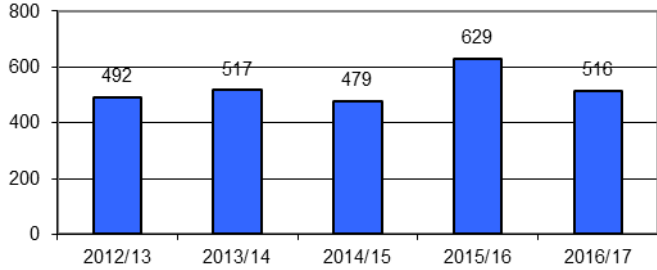
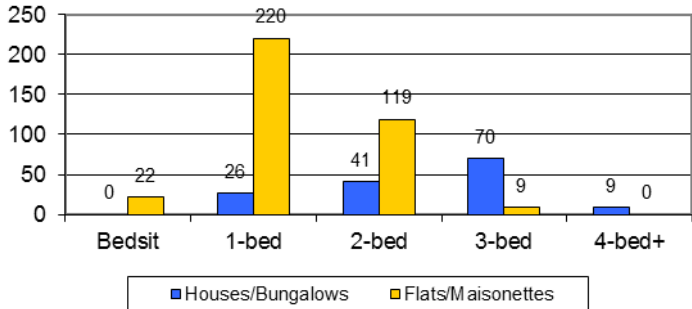
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register (council and housing association tenants in Oxford wishing to move).

Breakdown May 2017:

Band	All bands		Bands 1-4	
	Number	%	Number	%
1 (highest housing need)	59	1.7%		
2	254	7.5%		
3	776	22.8%		
4	162	4.8%		
5 (lowest housing need)	2148	63.2%		
	<u>3399</u>	<u>100.0%</u>		
Register				
GR	2292	67.4%	620	49.6%
TR	1107	32.6%	631	50.4%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>
Age				
16-24	236	6.9%	118	9.4%
25-44	1777	52.3%	655	52.4%
45-59	919	27.0%	324	25.9%
60+	467	13.7%	154	12.3%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>
Ethnicity				
White	1693	49.8%	671	53.6%
BME	837	24.6%	323	25.8%
None stated	869	25.6%	257	20.5%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>
Dependent children / Expecting				
Yes	1701	50.0%	814	65.1%
No	1698	50.0%	437	34.9%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>
Household Type				
Couple with dep children	829	24.4%	406	32.5%
Lone parent dep children	872	25.7%	408	32.6%
Single	1272	37.4%	312	24.9%
Other	426	12.5%	125	10.0%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>
Minimum bedroom requirement				
0	1279	37.6%	311	24.9%
1	235	6.9%	52	4.2%
2	1076	31.7%	360	28.8%
3	606	17.8%	348	27.8%
4	150	4.4%	128	10.2%
5+	53	1.6%	52	4.2%
	<u>3399</u>	<u>100.0%</u>	<u>1251</u>	<u>100.0%</u>

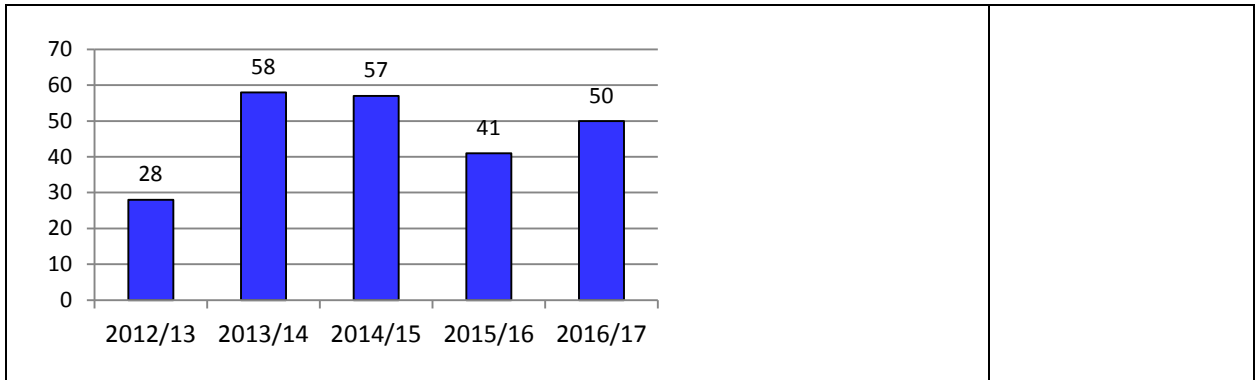
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<p>Overcrowding</p> <table border="0"> <tr> <td>Lacking 1 bedroom</td> <td align="right">689</td> <td align="right">20.3%</td> <td align="right">689</td> <td align="right">55.1%</td> </tr> <tr> <td>Lacking 2 or more bedrooms</td> <td align="right">55</td> <td align="right">1.6%</td> <td align="right">55</td> <td align="right">4.4%</td> </tr> <tr> <td>Total overcrowded</td> <td align="right">744</td> <td align="right">21.9%</td> <td align="right">744</td> <td align="right">59.5%</td> </tr> </table> <p><i>(Overcrowded households are normally placed in band 2 or 3)</i></p>	Lacking 1 bedroom	689	20.3%	689	55.1%	Lacking 2 or more bedrooms	55	1.6%	55	4.4%	Total overcrowded	744	21.9%	744	59.5%	
Lacking 1 bedroom	689	20.3%	689	55.1%												
Lacking 2 or more bedrooms	55	1.6%	55	4.4%												
Total overcrowded	744	21.9%	744	59.5%												
<p>Lettings</p> <p>Lettings of council and housing association properties in the last 5 years (incl transfers):</p> <p>2012/13 492 2013/14 517 2014/15 479 2015/16 629 2016/17 516</p> <p align="center">Number of properties allocated</p>  <p>In 2016/17 516 properties were let through the Council's choice based lettings scheme. Of those 386 were Council properties and 130 were Housing Association properties. We let 81 properties to homeless applicants, 49 to Move On applicants*, 221 to other general register applicants (excl Homeless and Move On), and 165 to transfer applicants.</p> <p>(*Move On applicants – applicants referred from various supported housing projects across the city, from Social Services i.e. former care leavers who are ready to move on to independent accommodation, and from the Mother & Baby unit .)</p> <p>Of the transfer applicants 51 were underoccupying tenants who downsized to a smaller property.</p> <p>Of the properties let 28% were houses/bungalows and 72% were flats/maisonettes. 46% were family sized accommodation.</p> 	<p>Northgate HMIS</p>															

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<p>REMS scheme</p> <p>The Removal and Expenses Scheme (REMS) is a scheme for council tenants who are under-occupying their properties and who want to move to a smaller property. Tenants accepted on the scheme will be placed in band 1 on the housing register if they are giving up two or more bedrooms and in band 2 if they are giving up one bedroom. They may also be eligible for compensation plus certain other expenses. Of under-occupying households in council owned dwellings only 6% are on the REMS scheme.</p> <p>Number of properties released through the REMS scheme in the last five years.</p> <p>2012/13 28 2013/14 58 2014/15 57 2015/16 41 2016/17 50</p>	<p>Northgate</p>																						

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Homelessness

Issue	Source
<p>Temporary accommodation</p> <p>2012/13 120 2013/14 113 2014/15 107 2015/16 115 2016/17 96</p> <p>Number of households in temporary accommodation</p> <p>Type of accommodation as at 31 March 2017: 31% Private sector leased properties 68% Own stock 0% Bed & Breakfast</p> <p>As at 31 March 2017 84% of households in temporary accommodation were families with dependent children or expected babies. 46% were BME households.</p> <p>For households accepted as homeless who were housed during 2016/17, the average time they spent in temporary accommodation since they were accepted was 10 months.</p>	P1E
<p>Acceptances <i>Please also see appendix 1 at the end of this document for a comparison of acceptances in Oxford and England for the last five</i></p>	P1E

Appendix A: Evidence Base for the Draft Housing & Homelessness
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<p>years.</p> <table border="1"> <thead> <tr> <th></th> <th><u>Acceptances</u></th> <th><u>Claims</u></th> <th><u>% Acc</u></th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>104</td> <td>338</td> <td>30.8%</td> </tr> <tr> <td>2013/14</td> <td>114</td> <td>265</td> <td>43.0%</td> </tr> <tr> <td>2014/15</td> <td>114</td> <td>287</td> <td>39.7%</td> </tr> <tr> <td>2015/16</td> <td>141</td> <td>295</td> <td>47.8%</td> </tr> <tr> <td>2016/17</td> <td>125</td> <td>260</td> <td>48.1%</td> </tr> </tbody> </table> <p>Homelessness claims and acceptances</p> <table border="1"> <caption>Homelessness claims and acceptances data</caption> <thead> <tr> <th>Year</th> <th>Claims</th> <th>Acceptances</th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>338</td> <td>104</td> </tr> <tr> <td>2013/14</td> <td>265</td> <td>114</td> </tr> <tr> <td>2014/15</td> <td>287</td> <td>114</td> </tr> <tr> <td>2015/16</td> <td>295</td> <td>141</td> </tr> <tr> <td>2016/17</td> <td>260</td> <td>125</td> </tr> </tbody> </table>		<u>Acceptances</u>	<u>Claims</u>	<u>% Acc</u>	2012/13	104	338	30.8%	2013/14	114	265	43.0%	2014/15	114	287	39.7%	2015/16	141	295	47.8%	2016/17	125	260	48.1%	Year	Claims	Acceptances	2012/13	338	104	2013/14	265	114	2014/15	287	114	2015/16	295	141	2016/17	260	125	
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<p>Acceptances – age</p> <p>For the last couple of years the proportion of young households between 16 and 24 years old accepted as homeless has been holding steady at around one fifth, whereas previously the proportion was much higher.</p> <table border="1"> <thead> <tr> <th></th> <th><u>2014/15</u></th> <th><u>2015/16</u></th> <th><u>2016/17</u></th> </tr> </thead> <tbody> <tr> <td>16-24</td> <td>28.1%</td> <td>19.1%</td> <td>20.8%</td> </tr> <tr> <td>25-44</td> <td>61.4%</td> <td>63.8%</td> <td>61.6%</td> </tr> <tr> <td>45-59</td> <td>9.6%</td> <td>16.3%</td> <td>15.2%</td> </tr> <tr> <td>60 and over</td> <td>0.9%</td> <td>0.7%</td> <td>2.4%</td> </tr> </tbody> </table>		<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	16-24	28.1%	19.1%	20.8%	25-44	61.4%	63.8%	61.6%	45-59	9.6%	16.3%	15.2%	60 and over	0.9%	0.7%	2.4%	P1E																						
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<p>Acceptances – household type</p> <p>The main type of household accepted as homeless used to be lone female parents, though in the last year we accepted approximately the same proportion of couples with children as homeless.</p>	P1E																																										

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	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>																				
Couple w children	33.3%	31.9%	38.4%																				
Lone parent Female	50.9%	49.6%	40.8%																				
Lone parent Male	0.9%	7.1%	6.4%																				
Single Female	7.0%	3.5%	4.6%																				
Single Male	6.1%	7.1%	7.2%																				
Other	1.8%	0.7%	2.4%																				
<p>Acceptances – reason for homelessness Since 2014/15 the most common reason for losing the last settled accommodation is loss of rented accommodation (where the main reason is the ending of AST), followed by family and friends no longer willing or able to accommodate. Previously the most common reason was family and friends no longer willing or able to accommodate.</p>				P1E																			
	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>																				
Exclusions by parents, relatives, friends	33.3%	27.7%	25.6%																				
Loss of rented accom (end of AST/other reason)	40.4%	51.8%	50.4%																				
Relationship breakdown	8.8%	7.1%	10.4%																				
Left institution/care	2.6%	0.7%	2.4%																				
Mortgage/Rent arrears	7.0%	5.7%	4.0%																				
<p>Homeless decisions The number of homeless applications has gone down since 2012/13. Our focus has shifted to early prevention and the council therefore tries to remedy the situation before there is a need to take an application. The number of households accepted as statutory homeless was slightly lower in 2016/17 than the previous year, though there is continuing high pressure from tenancy ends in the private rented sector (PRS), and we have less options in the PRS to help prevent homelessness.</p>				P1E Northgate HMIS																			
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Accepted	39.7% (114)	47.8% (141)	48.1% (125)																				
Intentionally homeless	17.8% (51)	14.8% (43)	17.7% (46)																				
Not in priority need	10.1% (29)	9.5% (28)	10.4% (27)																				
Not homeless	28.9% (83)	25.4% (75)	21.2% (55)																				
Not eligible	3.5% (10)	2.7% (8)	2.7% (7)																				
<p>Homeless decisions – Age There has been a shift towards older age groups in those applying as homeless.</p>				Northgate HMIS																			
<p>Age – total homeless decisions</p>																							
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60 and over	1.7%	1.7%	3.8%	
2016/17	Accepted	Intent homeless	Not homeless	
<i>Total number</i>	125	46	55	
Age				
16-24	20.8%	19.6%	20.0%	
25-44	61.6%	58.7%	56.4%	
45-59	15.2%	17.4%	18.2%	
60+	2.4%	4.3%	5.5%	
Homeless decisions – Ethnicity				Northgate HMIS
Black households are over-represented among homeless applicants compared to the population in Oxford.				
Ethnicity – total homeless decisions				
	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	
White British	44.9%	39.7%	40.8%	
White Other	12.9%	15.6%	13.1%	
Mixed	4.5%	7.1%	5.8%	
Asian	11.5%	8.5%	13.1%	
Black	13.6%	17.3%	16.5%	
Other	4.5%	5.4%	3.8%	
None stated	8.0%	6.4%	6.9%	
2016/17	Accepted	Intent homeless	Not homeless	
<i>Total number</i>	125	46	55	
Ethnicity				
White British	35.2%	45.7%	45.5%	
White Other	16.0%	6.5%	14.5%	
Mixed	5.6%	6.5%	9.1%	
Asian	19.2%	2.2%	12.7%	
Black	14.4%	19.6%	9.1%	
Other	4.8%	6.5%	1.8%	
None stated	4.8%	13.0%	7.3%	
Homeless decisions – Household type				Northgate HMIS
There is a high percentage of Lone female parents among those applying as homeless.				
Household type – total homeless decisions				
	<u>2014/15</u>	<u>2015/16</u>	<u>2016/17</u>	
Couple w children	24.7%	30.2%	28.5%	
Lone parent Female	48.8%	44.7%	38.8%	
Lone parent Male	1.7%	4.4%	5.4%	
Single Female	10.5%	9.5%	11.9%	
Single Male	11.5%	9.8%	12.7%	
Other	2.8%	1.4%	2.7%	
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<p>Young people The number of 16/17 year olds applying as homeless has stayed low in the last few years. A reason for this is the strong joint working with Children’s Social Care to ensure young people are appropriately supported if they become homeless or families are supported to look after their children at home.</p> <table border="0"> <thead> <tr> <th></th> <th><u>Homeless decisions</u></th> <th><u>Of which accepted as homeless</u></th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>1</td> <td>1</td> </tr> <tr> <td>2013/14</td> <td>1</td> <td>1</td> </tr> <tr> <td>2014/15</td> <td>1</td> <td>1</td> </tr> <tr> <td>2015/16</td> <td>1</td> <td>0</td> </tr> <tr> <td>2016/17</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>18-20 year olds formerly in care:</p> <table border="0"> <thead> <tr> <th></th> <th><u>Homeless decisions</u></th> <th><u>Of which accepted as homeless</u></th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>9</td> <td>3</td> </tr> </tbody> </table>		<u>Homeless decisions</u>	<u>Of which accepted as homeless</u>	2012/13	1	1	2013/14	1	1	2014/15	1	1	2015/16	1	0	2016/17	0	0		<u>Homeless decisions</u>	<u>Of which accepted as homeless</u>	2012/13	9	3																																					
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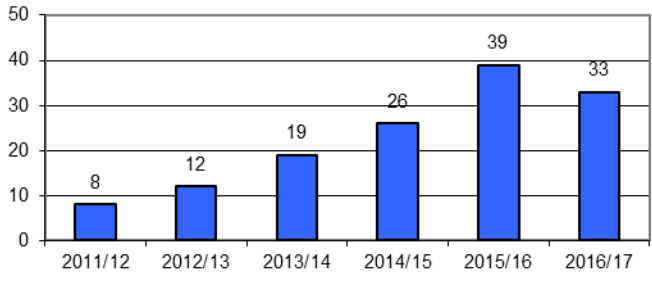
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<p>Homeless prevention Number of homeless prevention cases: 2013/14 916 2014/15 1147 2015/16 1170 2016/17 1107</p> <p><u>Homeless prevention 2016/17</u></p> <table border="1"> <tr> <td>Mediation</td> <td>0.3%</td> <td>3</td> </tr> <tr> <td>Conciliation incl home visits for family/friends excl</td> <td>2.5%</td> <td>28</td> </tr> <tr> <td>Homeless prevention fund</td> <td>12.6%</td> <td>139</td> </tr> <tr> <td>Debt advice</td> <td>0.3%</td> <td>3</td> </tr> <tr> <td>Resolving HB problems</td> <td>0.3%</td> <td>3</td> </tr> <tr> <td>Resolving rent arrears</td> <td>1.6%</td> <td>18</td> </tr> <tr> <td>Sanctuary scheme</td> <td>13.6%</td> <td>151</td> </tr> <tr> <td>Crisis intervention</td> <td>0.4%</td> <td>4</td> </tr> <tr> <td>Negotiation or legal advocacy to remain in PRS</td> <td>21.5%</td> <td>238</td> </tr> <tr> <td>Other assistance to remain in PRS</td> <td>18.7%</td> <td>207</td> </tr> <tr> <td>Mortgage arrears intervention</td> <td>0.0%</td> <td>0</td> </tr> <tr> <td>Hostel or HMO</td> <td>0.0%</td> <td>0</td> </tr> <tr> <td>Deposit/Bond schemes</td> <td>6.2%</td> <td>69</td> </tr> <tr> <td>Private rented (no bond)</td> <td>1.7%</td> <td>19</td> </tr> <tr> <td>Friends/Relatives</td> <td>0.5%</td> <td>5</td> </tr> <tr> <td>Supported accom</td> <td>1.2%</td> <td>13</td> </tr> <tr> <td>Management move</td> <td></td> <td>1</td> </tr> <tr> <td>Part 6 offer</td> <td>5.1%</td> <td>56</td> </tr> <tr> <td>Negotiation with RSL</td> <td>0.0%</td> <td>0</td> </tr> <tr> <td>Other</td> <td>13.6%</td> <td>150</td> </tr> </table>			Mediation	0.3%	3	Conciliation incl home visits for family/friends excl	2.5%	28	Homeless prevention fund	12.6%	139	Debt advice	0.3%	3	Resolving HB problems	0.3%	3	Resolving rent arrears	1.6%	18	Sanctuary scheme	13.6%	151	Crisis intervention	0.4%	4	Negotiation or legal advocacy to remain in PRS	21.5%	238	Other assistance to remain in PRS	18.7%	207	Mortgage arrears intervention	0.0%	0	Hostel or HMO	0.0%	0	Deposit/Bond schemes	6.2%	69	Private rented (no bond)	1.7%	19	Friends/Relatives	0.5%	5	Supported accom	1.2%	13	Management move		1	Part 6 offer	5.1%	56	Negotiation with RSL	0.0%	0	Other	13.6%	150	P1E
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<p>Home Choice (Private sector rent deposit/bond scheme) It has been increasingly difficult to secure access to privately rented accommodation in the last few years (since the LHA rate change). There is also a very buoyant private sector rental market in Oxford, where landlords and agents can increase rental prices and be more selective about tenants. Many landlords are now exiting the Housing Benefit market, or not solely relying on this, due to the LHA rate changes and Benefit Cap, and Universal Credit/Direct Payments to tenants. We have increasingly been forced to place people in PRS accommodation outside of Oxford. In 2016/17 we placed more households out of Oxford than in Oxford. However, finding properties outside Oxford is now also becoming more difficult.</p> <p>Rent Guarantee Scheme: The Council has introduced a Rent Guarantee Scheme (RGS) as an extension of the existing Home Choice Scheme. The RGS is a 2-year pilot</p>																																																															

Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

<p>aimed to support at least 80 households in the private rented sector</p> <p>Real Lettings: The Council has also part funded Real Lettings to acquire properties and let them on ASTs at local housing allowance rates.</p> <p>Number of new starts in the Homechoice scheme: 2012/13 110 2013/14 104 2014/15 95 2015/16 71 2016/17 79 (incl RGS and Real Lettings)</p> <p>PRS new lettings through the Homechoice scheme</p> <table border="1"> <caption>PRS new lettings through the Homechoice scheme</caption> <thead> <tr> <th>Year</th> <th>Total</th> <th>Oxford</th> <th>Out of Oxford</th> </tr> </thead> <tbody> <tr> <td>2012/13</td> <td>110</td> <td>94</td> <td>16</td> </tr> <tr> <td>2013/14</td> <td>104</td> <td>74</td> <td>30</td> </tr> <tr> <td>2014/15</td> <td>95</td> <td>52</td> <td>43</td> </tr> <tr> <td>2015/16</td> <td>71</td> <td>32</td> <td>39</td> </tr> <tr> <td>2016/17</td> <td>79</td> <td>35</td> <td>44</td> </tr> </tbody> </table> <p>In April 2017 there were 866 live Homechoice tenancies.</p>	Year	Total	Oxford	Out of Oxford	2012/13	110	94	16	2013/14	104	74	30	2014/15	95	52	43	2015/16	71	32	39	2016/17	79	35	44	
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2016/17	79	35	44																						
<p>The Lord Mayor's Deposit Guarantee Scheme (LMDGS) Number of new starts: 2012/13 16 2013/14 13 2014/15 10 2015/16 8 2016/17 6</p> <p>In April 2017 there were 105 live LMDGS tenancies.</p>																									
<p>Non statutory homelessness In May 2017 there were a total of 69 move on applicants* on the housing register (18 of which were assessed as ready to move on from hostels etc), and 49 other non-statutory homeless applicants.</p> <p>(*Move On applicants – applicants referred from various supported housing projects across the city, from Social Services i.e. former care leavers who are ready to move on to independent accommodation, and from the Mother & Baby unit .)</p>	Northgate HMIS																								
<p>Rough sleeping All local authorities in England are required to submit an annual figure to the government to indicate the number of people sleeping rough in their area on a typical night, either by conducting a street count or an estimate. Homeless Link provides guidance on how to conduct the counts and estimates, and validates that each local authority follow the guidance.</p>																									

Appendix A: Evidence Base for the Draft Housing & Homelessness
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<p><u>Street counts:</u> 2012: 12 2013: 19 2014: 26 2015: 39 2016: 33</p>  <table border="1" data-bbox="255 481 909 761"><thead><tr><th>Year</th><th>Count</th></tr></thead><tbody><tr><td>2011/12</td><td>8</td></tr><tr><td>2012/13</td><td>12</td></tr><tr><td>2013/14</td><td>19</td></tr><tr><td>2014/15</td><td>26</td></tr><tr><td>2015/16</td><td>39</td></tr><tr><td>2016/17</td><td>33</td></tr></tbody></table> <p>2016 street count number broken down:</p> <ul style="list-style-type: none">• The vast majority, 91%, were already known to services.• 8 out of the 33 were long term/entrenched rough sleepers• 6 were from EU countries other than the UK and Ireland• 19 did not have an identifiable connection to one of the local authorities in Oxfordshire. This means that the outreach team cannot assist individuals to access supported accommodation in the City or County. 4 people had an identifiable connection to one of the District Council's in Oxfordshire. <p>Since 2014 Oxford City Council has also carried out 'estimates', in order to have comparable figure with the other local authorities in Oxfordshire. Estimates and street counts use different methodologies, both set out by Homeless Link. The estimates of how many individuals slept rough in Oxford on a typical night were:</p> <p>2014: 43 2015: 56 2016: 47</p> <p>2016 estimate number broken down:</p> <ul style="list-style-type: none">• 23 of the 47 included in the estimate were also found rough sleeping during the street count.• 96% of rough sleepers were known to services.• 13 out of the 47 were long term/entrenched rough sleepers• 6 were from EU countries other than the UK and Ireland• 20 did not have an identifiable connection to one of the local authorities in Oxfordshire. This means that the outreach team cannot assist individuals to access supported accommodation in the City or County. <p>In addition to the street count figures, we monitor rough sleeping numbers regularly through the Oxford CHAIN data base. The number of rough sleepers in the City is high for a city its size. The majority of people seen sleeping rough in the city are known to services, rather than being new to rough sleeping.</p>	Year	Count	2011/12	8	2012/13	12	2013/14	19	2014/15	26	2015/16	39	2016/17	33	<p>Oxford City Council street counts</p> <p>Oxford City Council estimates</p> <p>Oxford CHAIN</p>
Year	Count														
2011/12	8														
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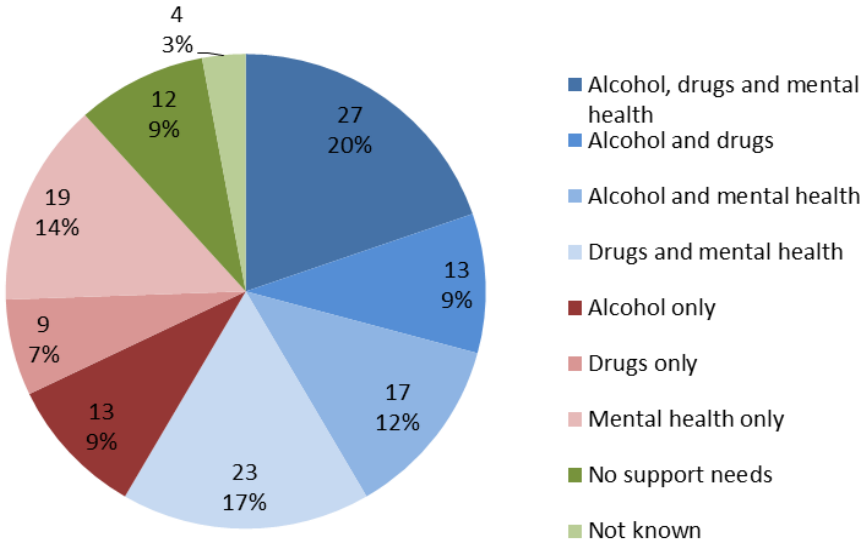
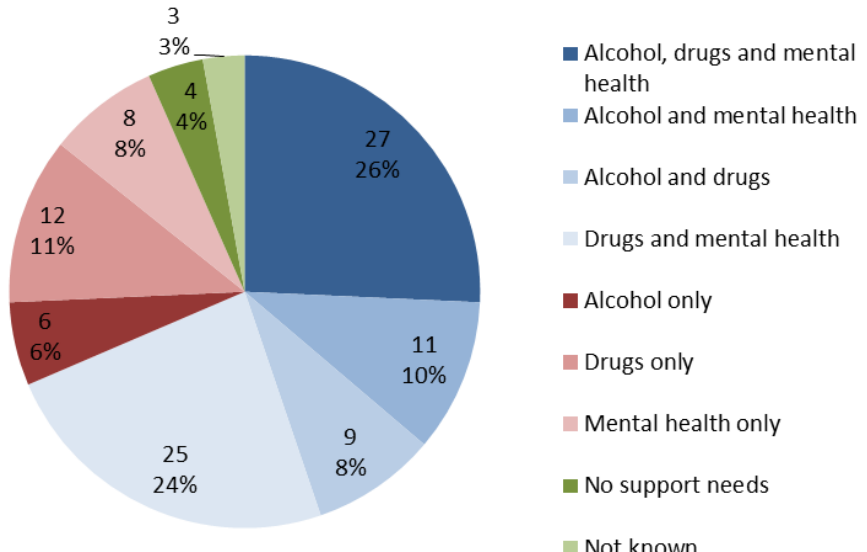
Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

<p>Number of people seen sleeping rough by month, April 2015 to March 2017</p> <p>The number of unique people seen rough sleeping in Oxford for the last two years has been derived from the data base Oxford CHAIN and is as follows:</p> <ul style="list-style-type: none"> - 1st April 2015 to 31st March 2016 <ul style="list-style-type: none"> o Total number of individual people seen bedded down: 433 o Total number of new rough sleepers (of above): 263 (60.7%) - 1st April 2016 to 31st March 2017 <ul style="list-style-type: none"> o Total number of individual people seen bedded down: 518 o Total number of new rough sleepers (of above): 325 (62.7%) <p>Over the last two years, the average percentage of new rough sleepers in Oxford seen by the City's outreach team and who are only seen bedded down once is 68%.</p> <p>Profile data Through the database Oxford CHAIN we can also obtain profile data for those individuals who have been seen rough sleeping in the City by the Oxford Street Population Outreach Team.</p> <p><u>Nationality</u> The nationality of those seen rough sleeping in 2015/16: UK: 75% Europe: 12% Africa: 4%</p>	<p>Oxford CHAIN</p> <p>Oxford CHAIN</p>
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Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

<p>Middle East: 2% Americas: 1% Asia: 1% Not known: 5%</p> <p>The nationality of those seen rough sleeping in 2016/17: UK: 81% Europe: 10% Africa:2% Middle East: 1% Asia: 1% Not known: 4%</p> <p>Polish was the predominant non-UK nationality of those seen rough sleeping in 2015/16 and 2016/17.</p> <p><u>Age</u> 7% of those seen rough sleeping in 2015/16 were under the age of 25; 8% of those seen rough sleeping in 2016/17 were under the age of 25</p> <p>4% of those seen rough sleeping in 2015/16 were aged 60 or over; 6% of those seen rough sleeping in 2016/17 were aged 60 or over</p> <p><u>Gender</u> 85% of those seen rough sleeping in 2015/16 were male; 83% of those seen rough sleeping in 2016/17 were male</p> <p>Between 2015/16 and 2016/17, there has been a 2% increase in those seen rough sleeping who were female.</p> <p><u>Support Needs</u> There has been a marked increase in the number of people sleeping rough and assessed by the outreach team as having multiple support needs over the last few years. This shows that the client group Oxford SPOT work with is complex and needs a lot of support from a number of different services, demonstrating that housing alone is not enough. A large proportion of those assessed had mental health support needs, often in addition to other support needs.</p> <p>To illustrate the increase in multiple needs for those seen rough sleeping and assessed by the outreach team, we have used quarterly data for the same period in 2015/16 and 2016/17.</p> <p>Support needs for those rough sleeping and assessed by the outreach team during the period January to March 2015 (base 137)</p>	
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Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

 <p style="text-align: center;">Support needs for those rough sleeping and assessed by the outreach team during the period January to March 2017 (base 103)</p>	
	
<p>Hostel accommodation for people sleeping rough and single homeless people</p> <p>There are currently two homeless hostels in the City – O’Hanlon House and Simon House – with a total of 108 beds. However, Simon House is due to be de-commissioned by 1st April 2018.</p> <p>From 1st April 2018 and until 31st March 2020, the following number of bed spaces funded for City Council use under the pooled budget arrangements:</p> <ul style="list-style-type: none"> - 27 in O’Hanlon House - 31 in Connection Support dispersed housing 	

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<ul style="list-style-type: none"> - 21 in Mayday Trust dispersed housing <p>The pooled budget also funds the following provision across the County for the Districts:</p> <ul style="list-style-type: none"> - 29 in O’Hanlon House (beds proportioned between Districts for District use) - 13 in Banbury for Cherwell District Council - 6 in Chipping Norton for West Oxfordshire District Council - 13 in Abingdon for South Oxfordshire and the Vale of White Horse District Councils <p>In addition to the above, the City aims to fund the following from its own funds in order to meet demand in the City:</p> <ul style="list-style-type: none"> - 41 in dispersed housing - 10 in Mayday Trust dispersed housing - 10 in specialist housing adopting the ‘Housing First’ approach - 20/25 beds for people with high/complex needs 	
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Appendix 1 - Homeless acceptances 2012/13 to 2016/17

This report looks at data from the P1E homelessness returns to the government over the last five years. The P1E records the decisions taken by local authorities on homelessness applications and households accepted as owed a main homelessness duty (i.e. accepted as statutory homeless).

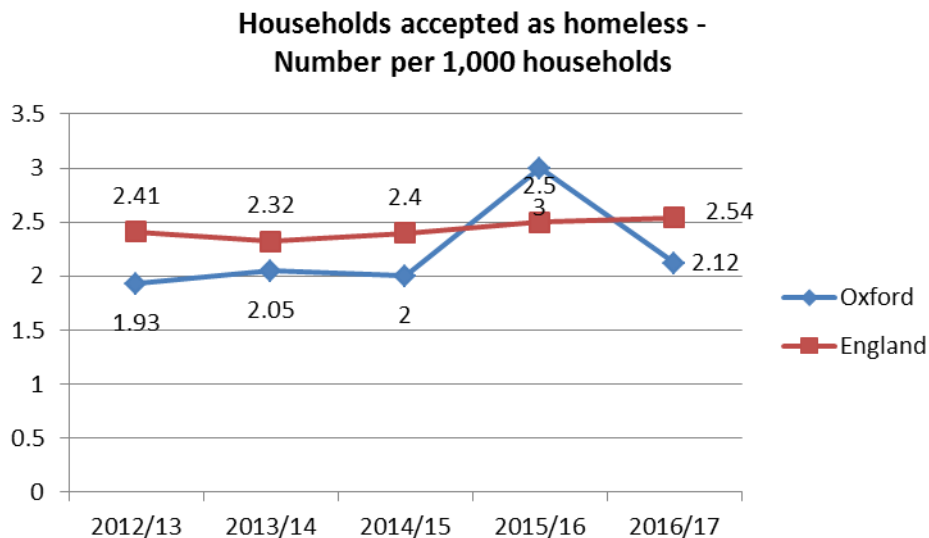
Acceptances

Number of households accepted as statutory homeless by Oxford City Council:

2012/13	104
2013/14	114
2014/15	114
2015/16	141
2016/17	125

The number of households accepted as homeless in Oxford decreased by 11% between 2015/16 and 2016/17. In the same period the numbers increased nationally by 2%.

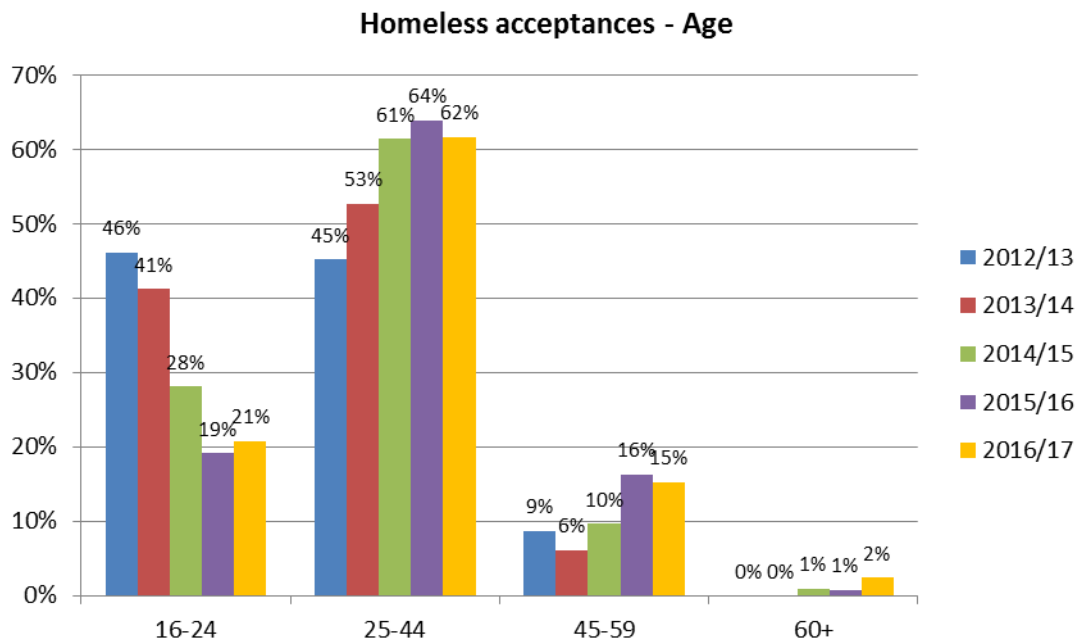
The proportion of households accepted in Oxford has generally been lower than the England average apart from 2015/16.



Age

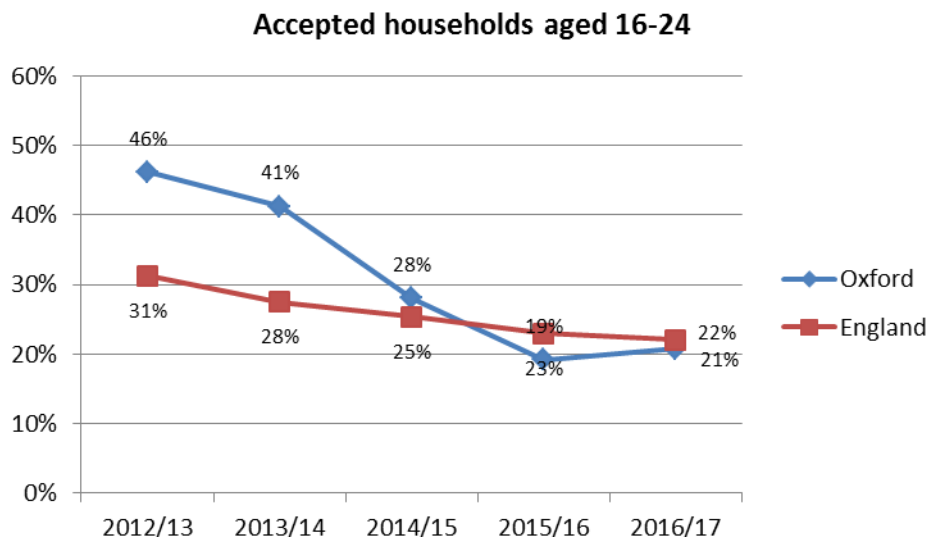
In the last five years the proportion of young people being accepted as homeless has gone down quite considerably and the proportion of older households has gone up. In 2012/13 46% of accepted households had a main applicant aged between 16-24, but in 2016/17 that figure was only 21%.

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Looking at national figures the proportion of young people being accepted as homeless has gone down as well, though from a much lower level than in Oxford.

In previous years Oxford had a much larger proportion of young people being accepted as homeless compared to national figures, but in 2015/16 this had come down to below the national level.

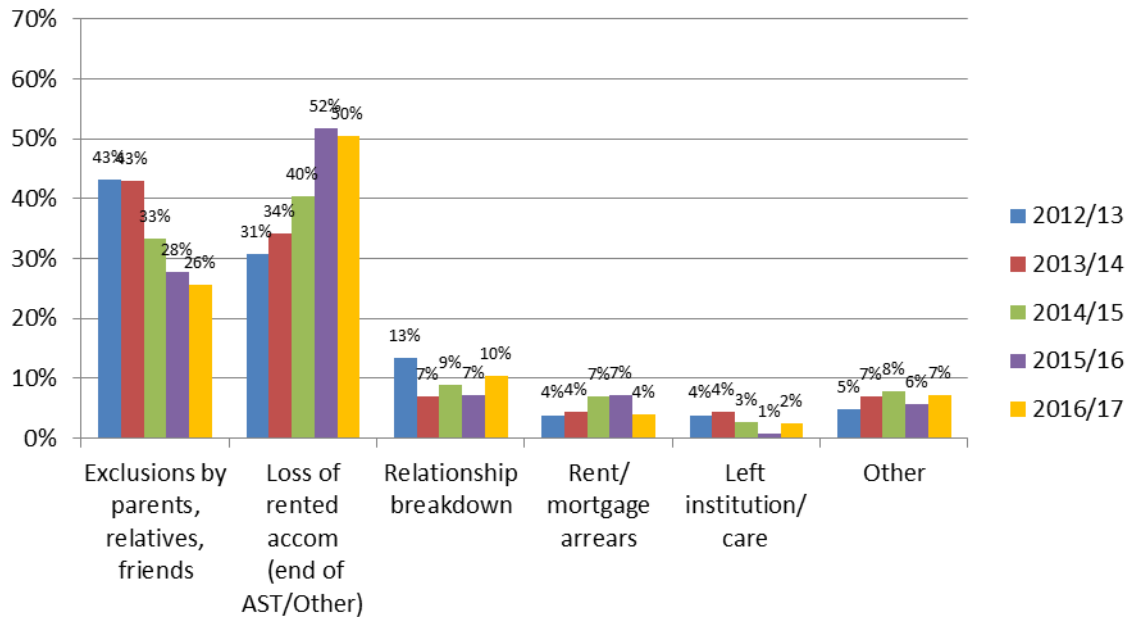


Reason for homelessness

The proportion of accepted households losing their last settled accommodation due to family or friends not being able or willing to accommodate them has decreased in the last five years and the proportion of households losing their private sector rented tenancy has increased. Losing a private sector rented tenancy is now the main reason for homelessness.

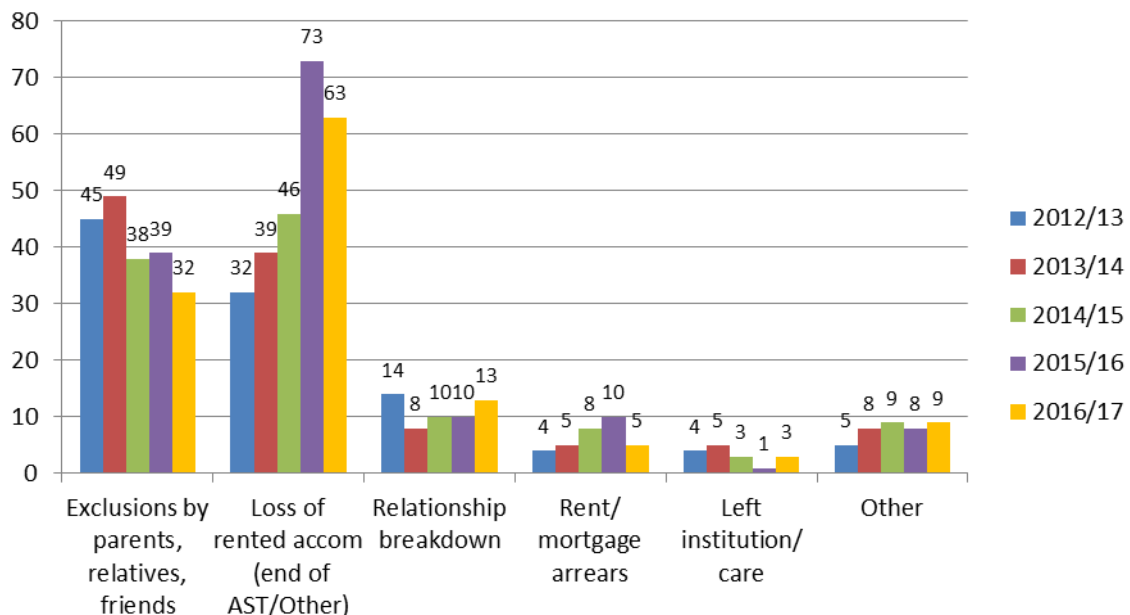
Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

Homeless acceptances - reason for homelessness



Looking at the actual numbers, in 2016/17 there were 10 fewer households that had lost their rented accommodation than in 2015/16.

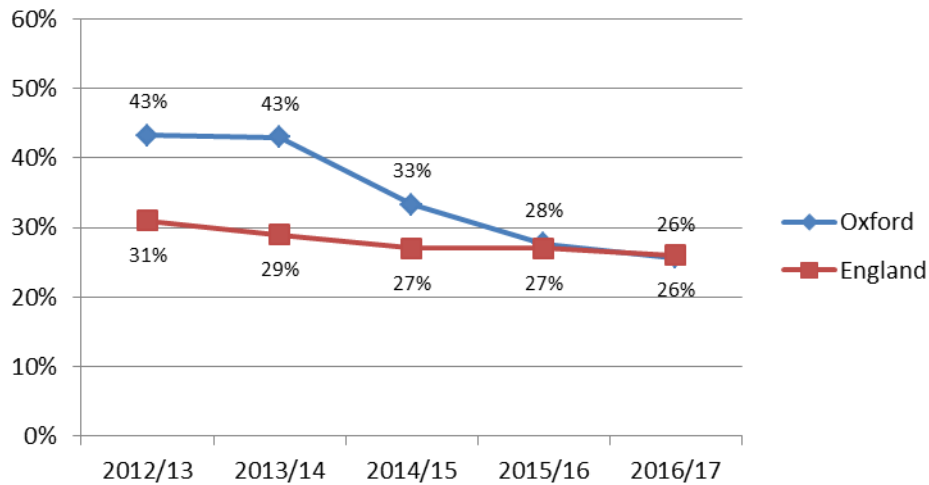
Homeless acceptances - reason for homelessness



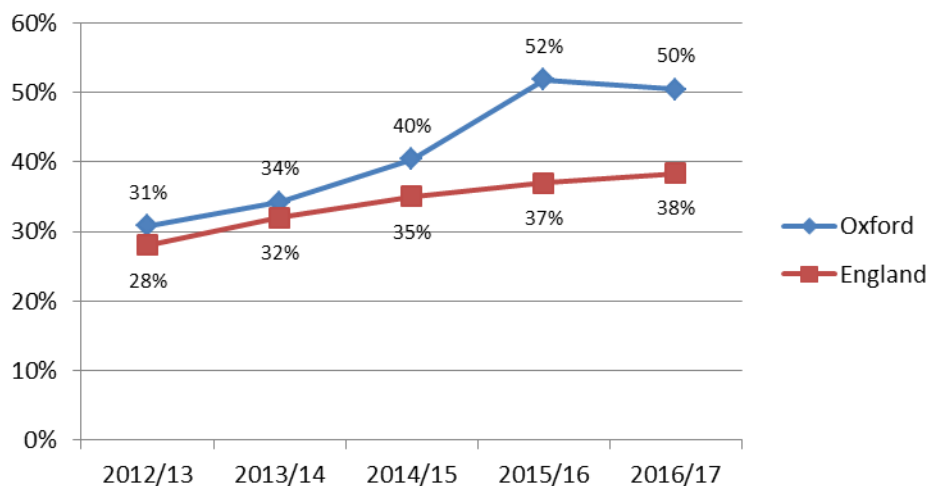
The trend in Oxford of family/friend exclusions decreasing and loss of PRS accommodation increasing has been similar to the trend nationally, though this trend has been much more pronounced in Oxford.

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Acceptances - Homeless reason: Family/friend exclusion



Acceptances - Homeless reason: Loss of rented accom



The decrease in family/friend exclusions and the increase in loss of private sector rented accommodation go hand in hand with the shift in age groups from younger to older. The main reason for homelessness for 16-24 year olds is family/friend exclusion, and for those over 25 it is loss of rented accommodation.

The reason for there being fewer family/friend exclusions might be because applicants' families agree to them staying at home and bidding via Choice based lettings to avoid having a homeless duty discharged into the private sector, especially as this might be to a property outside Oxford. It might also be due to parents having to pay the 'bedroom tax' if their children move out.

Discharge of duty

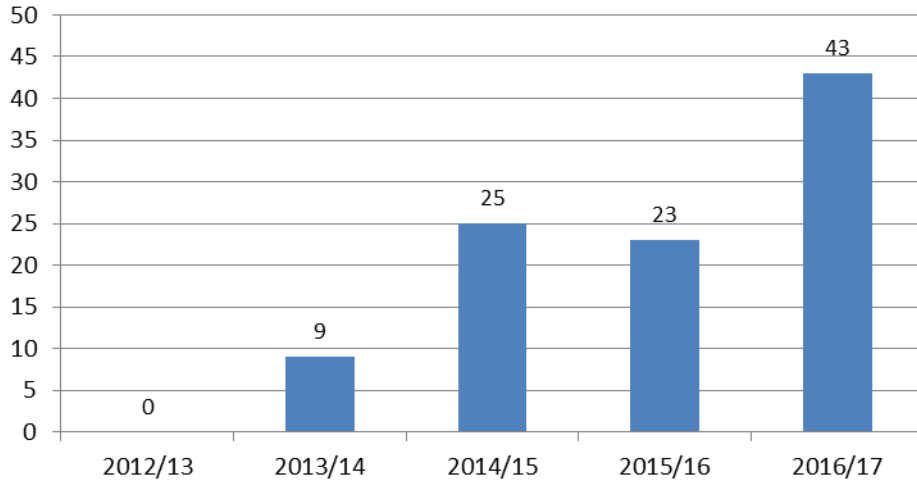
As there is limited social housing becoming available for offers Oxford City Council is now, in appropriate cases, discharging its homelessness duty by offering suitable accommodation in the private sector (using powers in the Localism Act).

Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

In some instances accommodation is offered outside the city because of the high cost of private rented housing in Oxford and lack of available accommodation.

In 2016/17 we discharged duty to 43 households by offering accommodation in the private rented sector.

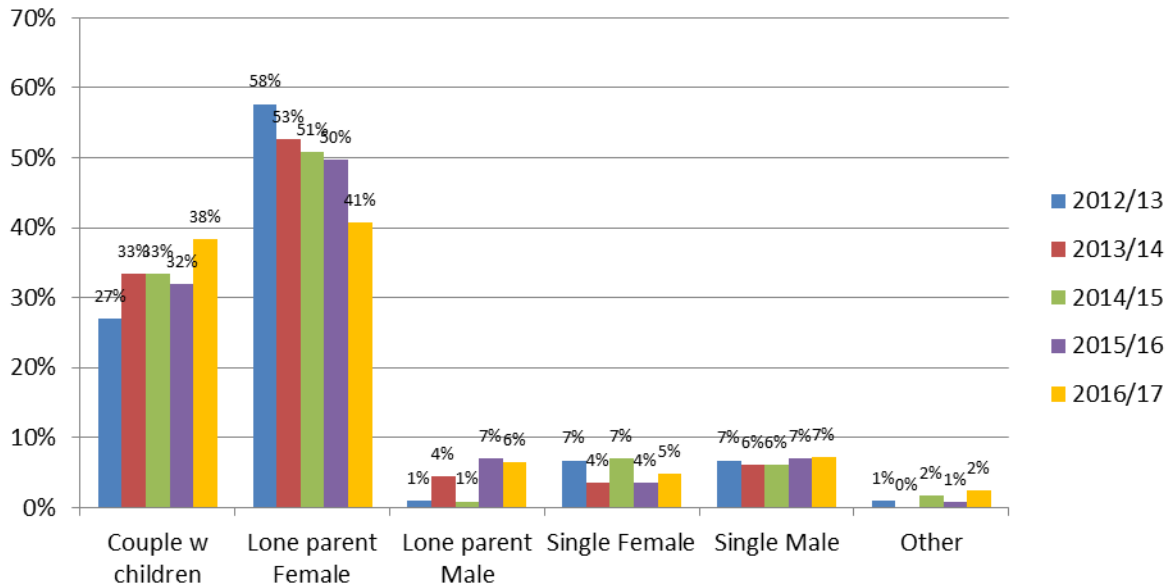
Discharge of homelessness duty through PRS offer



Household type

In the last year the proportion of lone female parents has gone down and the proportion of couples with children has increased.

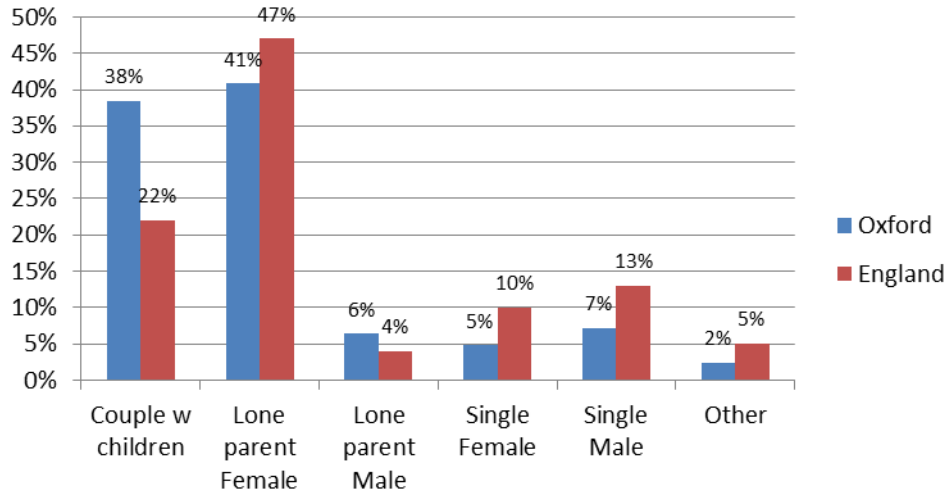
Homeless acceptances - Household type



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Compared to national data Oxford accepted a larger proportion of households with dependent children in 2016/17 (85% compared to 73%) and a smaller proportion of single households (12% compared to 23%).

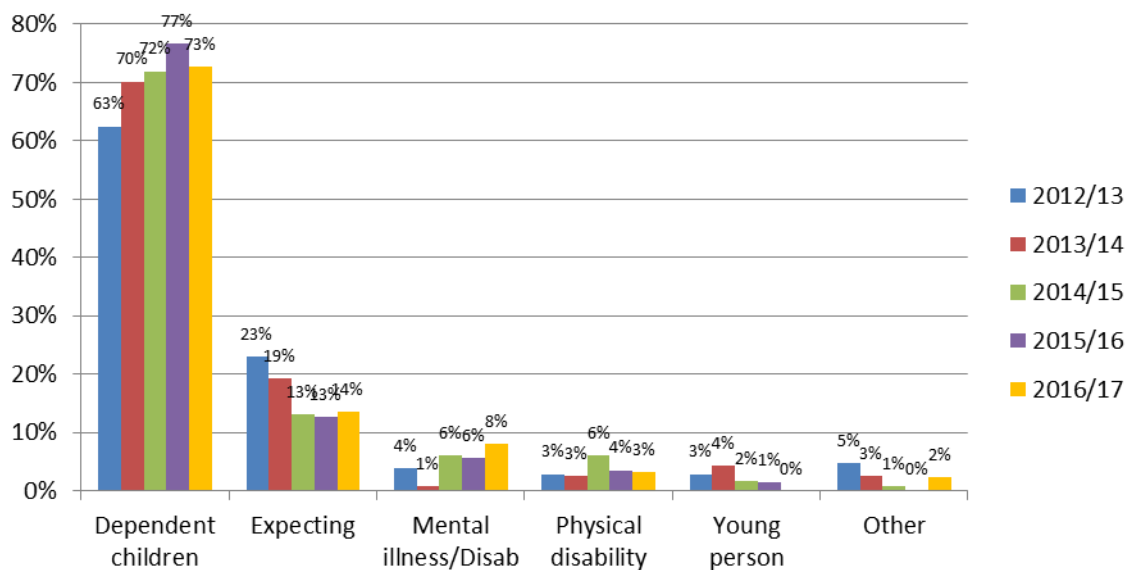
Acceptances 2016/17 - Household type



Priority Need

The proportion of accepted households having expected babies (and no other children) as their priority need has gone down in the last five years, and the proportion having dependent children has increased, with the exception of last year when there was a slight decrease. This shift in priority need category goes together with the shift in age groups from 16-24 to 25-44.

Homeless acceptances - priority need category

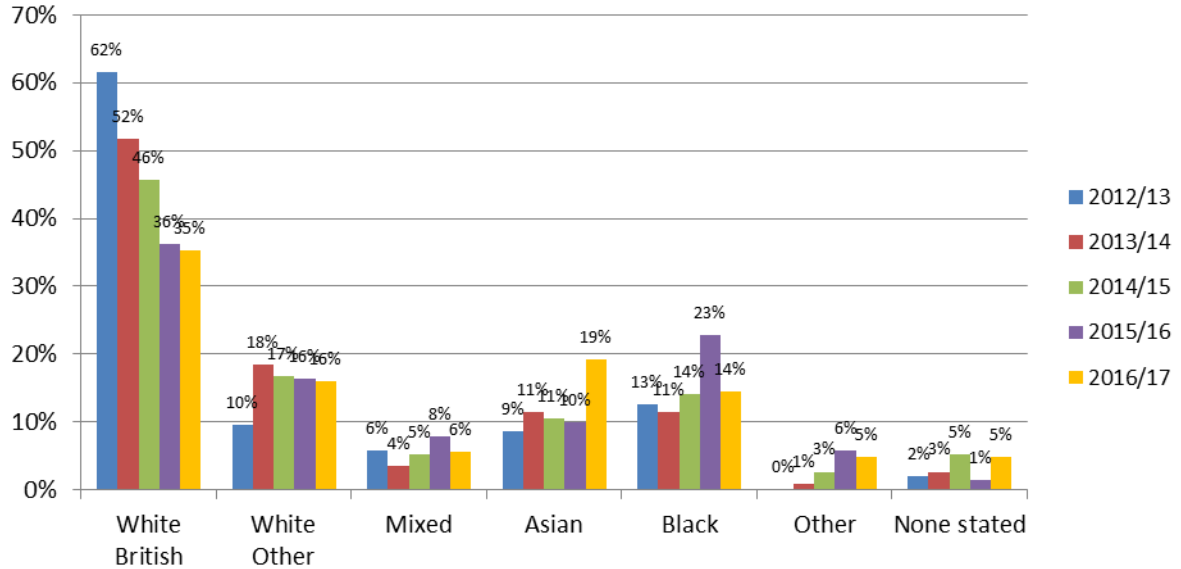


Appendix A: Evidence Base for the Draft Housing & Homelessness Strategy 2018-21

Ethnicity

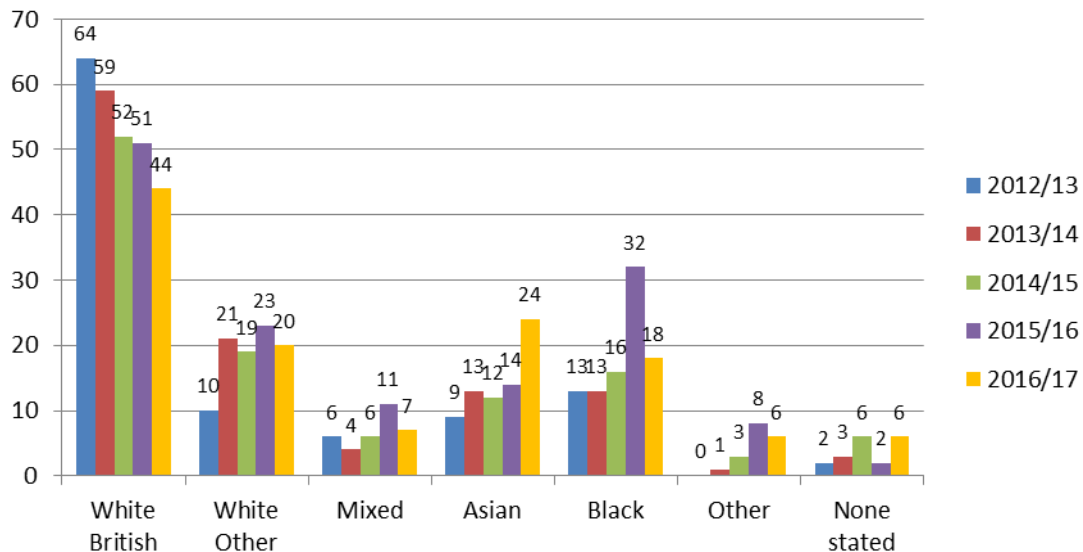
There has been a decrease in the proportion of White British households being accepted as homeless, from 62% in 2012/13 to 35% in 2016/17. This change also corresponds with the decrease in young households being accepted, as they tend to have a higher proportion of White British households. There seems to have been quite a high increase in Asian households accepted as homeless in 2016/17, whereas in 2015/16 there was a high proportion of Black households.

Homeless acceptances - Ethnicity



Looking at actual numbers accepted as homeless, the number of Asian applicants increased by 10 between 2015/16 and 2016/17.

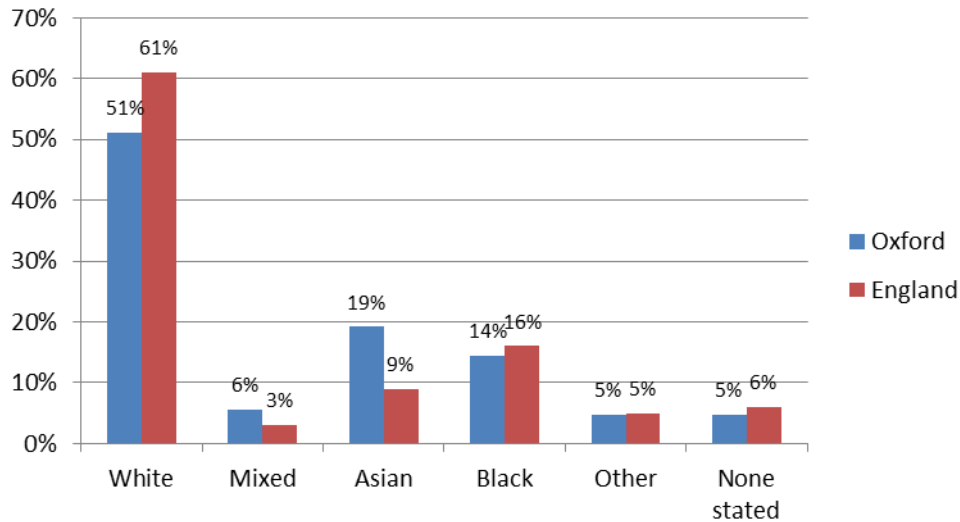
Homeless acceptances - Ethnicity



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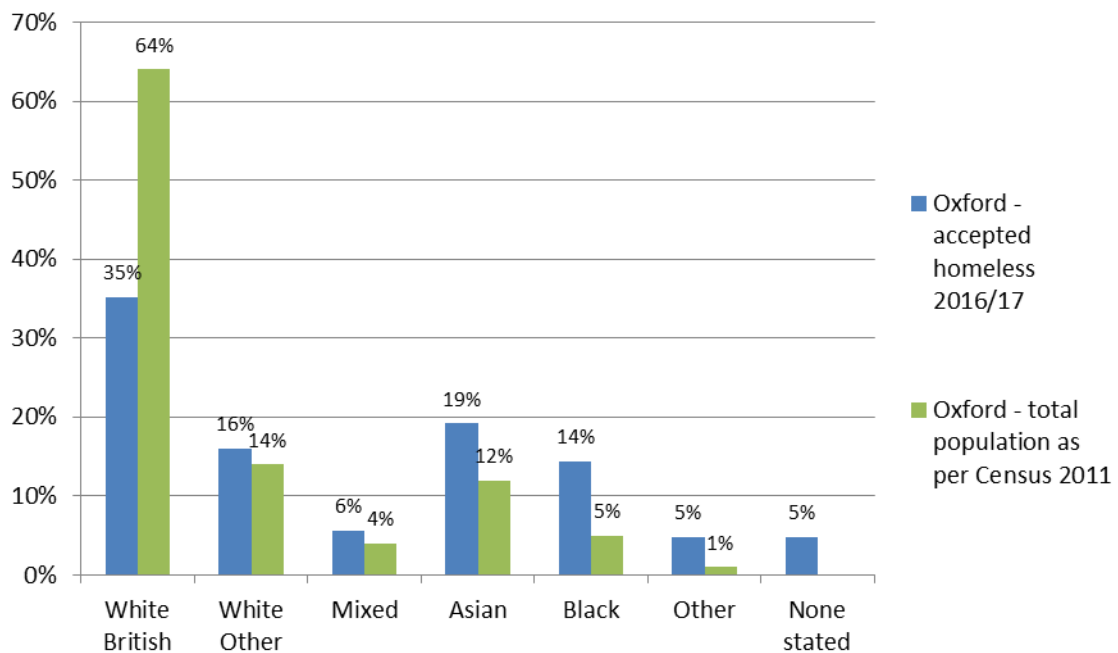
Compared to national figures Oxford accepted a lower proportion of White households and a higher proportion of Asian households in 2016/17.

Acceptances 2016/17 - Ethnicity



Compared to the population in Oxford as a whole, White British households are under-represented among those accepted as homeless in 2016/17 and Black and Asian households are over-represented.

Ethnicity: Homeless acceptances - Oxford population



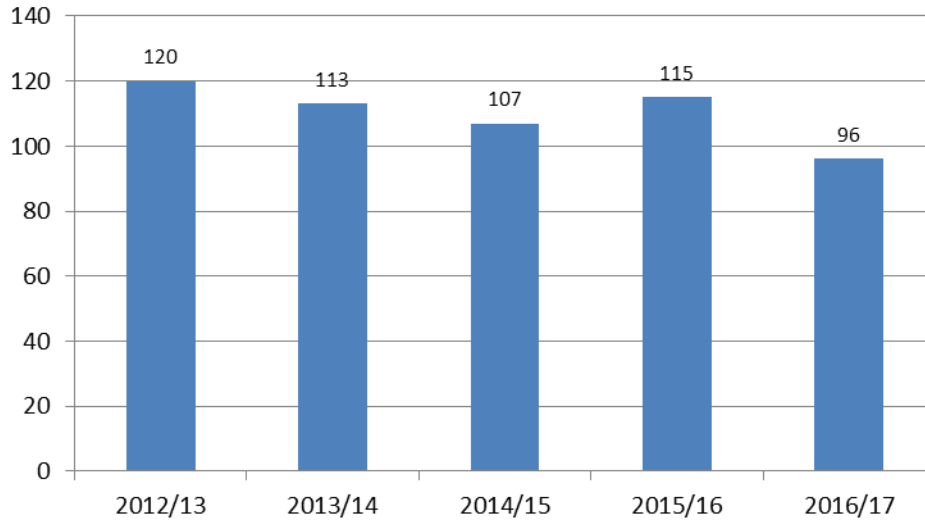
Number of households in homeless temporary accommodation

July 2017

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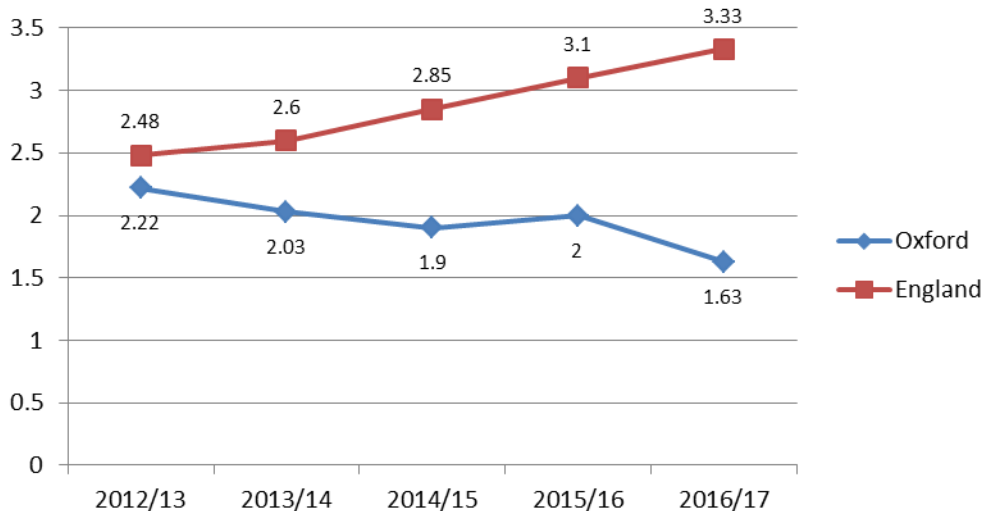
The number of households in temporary accommodation as at year end decreased between 2012/13 and 2014/15, increased in 2015/16, and a decreased again in 2016/17 to 96, which is the lowest it has ever been.

Number of households in temporary accommodation as at year end



Nationally there has been a steady increase in the proportion of households in temporary accommodation in the last five years.

Households in temporary accommodation - Number per 1,000 households



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Appendix 2

Initial Equalities Impact Assessment screening form

Prior to making the decision, the Council's decision makers considered the following: guide to decision making under the Equality Act 2010:

*The Council is a public authority. All public authorities when exercising public functions are caught by the Equality Act 2010 which became law in December 2011. In making any decisions and proposals, the Council - specifically members and officers - are required to have **due regard** to the 9 protected characteristics defined under the Act. These protected characteristics are: **age, disability, race, gender reassignment, pregnancy and maternity, religion or belief, sex, sexual orientation and marriage & civil partnership***

The decision maker(s) must specifically consider those protected by the above characteristics:

- (a) To seek to ensure equality of treatment towards service users and employees;*
- (b) To identify the potential impact of the proposal or decision upon them.*

The Council will also ask that officers specifically consider whether:

- (A) The policy, strategy or spending decisions could have an impact on safeguarding and / or the welfare of children and vulnerable adults*
- (B) The proposed policy / service is likely to have any significant impact on mental wellbeing / community resilience (staff or residents)*

If the Council fails to give 'due regard', the Council is likely to face a Court challenge. This will either be through a judicial review of its decision making, the decision may be quashed and/or returned for it to have to be made again, which can be costly and time-consuming diversion for the Council. When considering 'due regard', decision makers must consider the following principles:

- 1. **The decision maker is responsible for identifying whether there is an issue and discharging it.** The threshold for one of the duties to be triggered is low and will be triggered where there is any issue which needs at least to be addressed.*
- 2. **The duties arise before the decision or proposal is made, and not after and are ongoing.** They require **advance** consideration by the policy decision maker with conscientiousness, rigour and an open mind. The duty is similar to an open consultation process.*
- 3. The decision maker must be **aware of the needs of the duty.***
- 4. The **impact of the proposal or decision must be properly understood first.** The amount of regard due will depend on the individual circumstances of each case. The greater the potential impact, the greater the regard.*
- 5. **Get your facts straight first!** There will be no due regard at all if the decision maker or those advising it make a fundamental error of fact (e.g. because of failing to properly inform yourself about the impact of a particular decision).*
- 6. What does 'due regard' entail?
 - a. **Collection and consideration of data and information;***
 - b. **Ensuring data is sufficient to assess the decision/any potential discrimination/ensure equality of opportunity;***
 - c. **Proper appreciation of the extent, nature and duration of the proposal or decision.****

7. **Responsibility** for discharging can't be delegated or sub-contracted (although an equality impact assessment ("EIA") can be undertaken by officers, decision makers must be sufficiently aware of the outcome).
 8. **Document the process** of having due regard! Keep records and make it transparent! If in any doubt carry out an equality impact assessment ("EIA"), to test whether a policy will impact differentially or not. Evidentially an EIA will be the best way of defending a legal challenge. See hyperlink for the questions you should consider <http://occweb/files/seealsodocs/93561/Equalities%20-%20Initial%20Equality%20Impact%20Assessment%20screening%20template.doc>
1. Within the aims and objectives of the policy or strategy which group (s) of people has been identified as being potentially disadvantaged by your proposals? What are the equality impacts?

Various Housing Legislation and Government Guidance prescribe the statutory duties and criteria for determining a household's homelessness and priority need (Housing Act 1996 as amended, Homelessness Act 2002, Localism Act 2011 etc). These policies/Statutory Instruments have already been Equality Impact Assessed by the Government and any disadvantage to particular customer groups, as a consequence of such changes, have already been identified.

Analysis of reliable data from national and local sources, plus consultation with stakeholders, has helped to inform the development of this DRAFT Housing & Homelessness Strategy 2018-2021, which seeks to address inequalities identified in respect of access to good quality, safe accommodation that can improve the health and wellbeing of a range of household types (including: older people, younger people, single people, couples, families, Gypsies and Traveller communities, Boat Dwellers, people with disabilities and mobility problems, people receiving low incomes and living in deprived areas of Oxford.)

Working in partnership with a range of statutory and non-statutory partners, voluntary and community sector organisations will be essential to delivery of the strategy over the next 3 years. The Action plan will be reviewed mid-point of the strategy term with stakeholders to ensure that actions remain dynamic to meet changing household needs and legislative/policy changes, and also any potential disadvantage (as a result of initiatives, projects or homelessness reduction plans), can be identified at an early stage.

2. In brief, what changes are you planning to make to your current or proposed new or changed policy, strategy, procedure, project or service to minimise or eliminate the adverse equality impacts?

Please provide further details of the proposed actions, timetable for making the changes and the person(s) responsible for making the changes on the resultant action plan

The current strategies for Housing, Homelessness and Empty Homes are due for renewal in 2018. The new DRAFT Housing and Homelessness Strategy

2018-2021 will combine all 3 strategies into one and sets out our vision for housing and homelessness prevention for the next 3 years.

The new key objectives of the combined strategy are set out below:

Increase housing supply and improve access to affordable housing

- Tackle the City's housing challenges by promoting high quality development in the City, and in locations near to Oxford that are well-connected to the City, working in partnership with others, to build the homes that Oxford needs.
- Build more affordable homes, in partnership with others to meet the needs of different income and employment groups in the City, including those on low incomes and those who are vulnerable and need support.

Prevent homelessness and meet the needs of vulnerable people

- Deliver early intervention actions along with quality, holistic housing advice and effective partnership working to prevent homelessness.
- Reduce rough sleeping and single homelessness with collaborative partnership working and effective supported housing pathways to help people to sustain their existing accommodation, and to provide accommodation and support for those in housing crisis.
- Continue to reduce the number of homeless households that require emergency or temporary accommodation.

Make best use of private sector accommodation

- Bring empty properties back into use within the City – both residential dwellings and commercial buildings.
- Improve access to homes available to rent in the private sector for people receiving low incomes.
- Improve the condition of homes in the private sector by working with private sector landlords and actively enforcing standards for private rented housing; improving energy efficiency; and managing the impact on neighbourhoods of Houses in Multiple Occupation.

Invest to create sustainable communities that are safe and healthy

- Regenerate estates to continue to improve and make best use of Council-owned and private sector housing.
- Improve the general environment of our estates by delivering our investment programmes and contributing to programmes designed to improve health and wellbeing of residents.
- Take action to mitigate the impacts of Welfare Reform and the introduction of Universal Credit.

Be an effective landlord and deliver quality services

- Retain, let and manage good quality Council-owned homes at affordable rents that residents can sustain effectively, and ensure that tenancy arrangements are aligned with new legislation.
- Continue to improve the condition of Council stock through capital investment programmes focussed on regeneration and refurbishment projects.

- Continue to support a resident-led approach to developing high quality and inclusive services.

The Strategy Action Plan (Appendix B to the strategy document) includes the proposed actions to be taken, by when, and who will lead. It also includes details of how any outcomes will be measured. The Action plan will be reviewed mid-point of the 3-year strategy term with stakeholder involvement.

3. Please provide details of whom you will consult on the proposed changes and if you do not plan to consult, please provide the rationale behind that decision.

Please note that you are required to involve disabled people in decisions that impact on them

Initial consultation events have already taken place to inform the development of the strategy (to help identify gaps, issues and actions to be taken) The consultation involved:

1 x External Stakeholder Consultation Event – 07/03/2017 (invitations were sent to the Housing and Homelessness group forum members, supported housing providers, Registered Providers, faith groups, Health Commissioners, Statutory and non-statutory organisations, Police, Voluntary and Community Sector organisations, Homelessness Accommodation providers (hostel managers) etc. A list has been retained of those invited and those who attended the workshops.

1 x Internal Stakeholder / Communities Team Workshop – 20/04/2017 (included officers from a range of internal City Council departments e.g. ASBIT, Communities Team, Environmental Development, Housing & Property Teams etc).

Subject to CEB approval, public and stakeholder consultation on the draft strategy will run from 21/9/17 to 3 November 2017. Using a variety of online surveys, social media and face to face consultation, we will ensure that there are opportunities for people with disabilities to participate in the consultation. We will also consult directly with disability representative groups. The strategy itself includes the wording: “should you need a copy of this document in another language, in large print, Braille or in audio format, please contact the Strategy & Service Development Team on 01865 252062 or email strategyandenabling@oxford.gov.uk.” Responses received via the consultation process will also help to ensure that any adverse impact from this strategy is identified and mitigating measures put in place. Any necessary changes will be made before final approval of the Housing & Homelessness Strategy 2018-2021 by CEB and Council early in 2018.

4. Can the adverse impacts you identified during the initial screening be justified without making any adjustments to the existing or new policy, strategy, procedure, project or service?

Please set out the basis on which you justify making no adjustments

No adverse impacts identified as a consequence of implementing the key objectives outlined in the draft strategy. Adjustments may be required to the draft strategy following public consultation. Any projects or additional work streams that are to be developed as part of implementing the action plan, will include initial equality impact assessments to establish individual project concerns regarding any potential adverse impact on any customer group.

5. You are legally required to monitor and review the proposed changes after implementation to check they work as planned and to screen for unexpected equality impacts.

Please provide details of how you will monitor/evaluate or review your proposals and when the review will take place

From approval of the final strategy, any actions raised going forward, will be included in the annual Housing & Property Service Plans. The actions will also be monitored via the City Council's internal monitoring system (Corvu) to ensure tasks are completed appropriately and within timescales predicted.

Monthly reviews of action plan progress will be discussed within the Housing Needs Management Team meeting where any concerns can be raised and a review can be implemented if appropriate.

The strategy Action Plan will be reviewed mid-point of the strategy term with stakeholders and this will also help to ensure actions remain relevant and work undertaken does not have any potential adverse equality impacts – or where there are potential equality impacts – mitigating actions are taken to reduce them.

Lead officer responsible for signing off the EqIA: David Scholes

Role: Housing Strategy & Needs Manager

Date: 21/8/17

Note, please consider & include the following areas:

- Summary of the impacts of any individual policies
- Specific impact tests (e.g. statutory equality duties, social, regeneration and sustainability)
- Consultation
- Post implementation review plan (consider the basis for the review, objectives and how these will be measured, impacts and outcomes including the “unknown”)
- Potential data sources (attach hyperlinks including Government impact assessments or Oxfordshire data observatory information where relevant)

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Appendix 3: Housing & Homelessness Strategy Risk Register

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls					
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner	
CEB Report to approve the Draft Housing & Homelessness Strategy 2018-21 for consultation	Failure to approve the draft Housing & Homelessness Strategy 2018-21 as a draft for public consultation will result in the strategy not being adopted in advance of the expiry of the existing Housing Strategy 2015-18, Homelessness Strategy 2013-18 and Empty Property Strategy 2013-18. The Homelessness Act 2002 requires the City Council to have a Homelessness Strategy in place.	Threat	CEB not approving the Draft Strategy for consultation at its meeting on 19 September 2017.	Upon expiry of the existing Homelessness Strategy in March 2018, there will be a failure to meet legislative requirements (Housing Act 2002) as the City Council will not have an adopted Homelessness Strategy in place.	25/7/17	Housing Strategy and Needs Manager	4	2	4	2	4	1	The period of public consultation will allow for comments and changes to be made in advance of the strategy being presented for final approval in Jan 2018.	The City Council's CEB Forward Plan and reporting timetable allows opportunity for comments to be taken into account in advance of the CEB meetings and to address any concerns raised. The Public consultation period 21 September to 3 November will allow for further comments on the strategy before it is finalised early in 2018.	CEB meeting 19/9/17. Public consultation period ceases on 3 November 2017				

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To: City Executive Board
Date: 19th September 2017
Report of: Head of Housing Services
Title of Report: Additional Complex Needs Homelessness Provision

Summary and recommendations	
Purpose of report:	To seek authority to award three different contracts to provide accommodation and support services for homeless clients with complex needs as part of the adult homeless pathway in Oxford City.
Key decision:	Yes
Executive Board Member:	Councillor Mike Rowley – Portfolio holder for Housing
Corporate Priority:	Meeting Housing Need
Policy Framework:	Homelessness Strategy 2013-2018
Recommendations That the City Executive Board resolves to:	
1.	Agree for the Council to secure a one year contract with A2 Dominion from April 2018 to March 2019 to fund support for circa 20-25 units of complex needs housing at the current Simon House site, to a maximum value of £200k, to be identified from within the Homelessness Prevention Funds budget 2018-2019.
2.	Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme.
3.	Agree for the Council to enter into a five year contract with A2 Dominion from April 2019 to March 2024, on a new site, at a maximum value of £225k per annum, to be funded from within the agreed Homelessness Prevention Funds budget envelope.
4.	Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme.
5.	Agree for the Council to enter into a two year contract with Response to double the number of Acacia housing units in the City to 10 from October 2017 to be funded from within the agreed Homelessness Prevention Funds budget envelope.
6.	Delegate authority to the Head of Housing to determine the details of the contract and operationalise the scheme

Appendices	
Appendix 1	Risk Register
Appendix 2	Equality Impact Assessment

Introduction and background

1. In line with the current Homelessness Strategy 2013-18 and the emerging draft Housing and Homelessness Strategy 2018-2021; officers are working to reconfigure homelessness provision in the City as part of the Council's aim to end rough sleeping, by providing an appropriate mix of accommodation to meet the needs of the City's rough sleepers.
2. This approach forms part of the work currently being undertaken to mitigate the impact of the reduction to County's funding of homelessness services, when there were 285 units of accommodation in the adult homeless pathway of which an estimated 150 have been identified as necessary to meet the on-going need of clients within the City who have a local connection.
3. County funding is reducing over the next three-year cycle and will end completely in 2019-2020. Officers are currently working on the configuration and balance of hostel-based and dispersed units that will be needed to support rough sleepers with a connection to Oxford City going forward.
4. Following the dispersal of units into shared accommodation when Lucy Faithfull House was decommissioned, early indicators show that people with high and complex needs struggle to maintain shared and dispersed accommodation that does not have 24/7 cover.
5. When Simon House closes in March 2018, the City will only have access to the 27 units of complex needs accommodation with 24/7 cover based at O'Hanlon House but this is insufficient to meet the need. OCC needs to further commission 20-25 units of complex needs accommodation with high levels of on-site support and 24/7 cover as part of the adult homeless pathway, for clients with a connection to Oxford City.
6. The purpose therefore of this report is to outline work done by officers to explore the opportunity to replace circa half of the units that will be lost when provision at Simon House, a 52-bed homeless hostel currently provided by Oxfordshire County Council for people with high and complex needs, will be decommissioned at the end of March 2018.

Provision of a 20-25 unit complex needs hostel.

7. Officers have been working closely with A2 Dominion, the current leaseholder and support provider at Simon House, to find an alternative site for a smaller hostel to meet the needs of 20-25 people with complex needs. This has been challenging but we are now confident that this can now be delivered.
8. In order to provide the necessary assurances to A2 Dominion to proceed with the development of a site, officers are seeking to make a five year revenue commitment from April 2019 which will fund support for the circa 22 bed complex

needs hostel. It is intended that the development will also support a further circa 15 units of move-on accommodation for clients progressing out of the pathway, which focusses on education, training and work readiness and preparation for the private rented sector. Clients would have low support needs and could stay for up to 2 years.

9. This provision would form a critical part of the future adult homeless pathway in the City.

Timelines

10. Simon House in its current configuration is due to close at the end of March 2018. Referrals into Simon House for all clients, bar those with a connection to Oxford City, are already closed.
11. The Council will need to enter initially into an interim, transitional arrangement between 1st April 2018 to circa 31st March 2019 which will provide circa 20-25 units of complex needs accommodation on the current Simon House site whilst the new site is being built and leading up to the decant of Simon House to the new site.
12. It is proposed that a planning application for the new build on the new site will be sought in late September 2017 jointly by A2 Dominion and the developer with an anticipated start on site date of February 2018, and with a predicted 12-month build period.
13. Agreement is sought to allocate a contract to A2Dominion, up to a maximum value of £200k, for a transitional service, based at the current Simon House hostel for 12 months from 1st April 2018. This budget will be identified and prioritised in the Homelessness Prevention Funds for 2018-2019.
14. A decant process will then be undertaken to transfer to the new site with a new service to be commissioned from 1st April 2019 for a period of 5 years on a 3 year contract plus the option to extend for a further 2 years, subject to conditions, including good performance.
15. Oxford City Council expects to meet the full funding commitment to support the cost of this support provision on site in full for a period of 3-5 years, with terms to reflect decommissioning costs being met by the Council prior to the end of term of 5 years.
16. Approval is sought to enter into a contract with A2 Dominion for a maximum of 5-years, at a maximum revenue value of £1.123m, over this 5 year period, which will need to be identified from base budget Homelessness Prevention Funds between 2019-2024.
17. The provision of this accommodation will be one of the top priorities within the homelessness pathway and therefore officers are confident that this budget can be managed going forward.

Development of the Simon House site at Castle Mill.

18. As a result of the decommissioning of Simon House and the subsequent proposed development, the Council intends to continue further discussions with A2 Dominion as the leaseholder, on the future of the Castle Mill site, of which the Council is the freeholder. The intention is to secure a viable mixed residential development (including social rent and sale properties) in accordance with planning policies, and

to meet housing needs that could be on this site alone, or across this and other sites in Oxford.

Acacia Housing

19. As part of other work streams, to increase the supply of bespoke accommodation to meet the essential support of people who have complex needs, officers are also seeking approval to enter into a 2-year contract with Response from October 2017 to double the number of units in the Acacia Housing project from 5 to 10 beds. This project launched in February 2016 and is based on the Housing First model which was originally developed in the United States and has demonstrated high degrees of success in both housing and supporting those who are chronically street homeless with multiple and complex needs. It is founded on the principle that housing is a basic human right and provides accommodation for people straight from the streets. The model has no preconditions of addressing wider social care and support needs. Following the success of Housing First for a group of entrenched rough sleepers, the concept of Acacia developed following conversations between housing and mental health commissioners who were aware of an increasing group of people who “fall between the gaps” of mental health services and homelessness services, getting ineffective support from either or both due to their needs. To date, the project is demonstrating excellent outcomes for very vulnerable and marginalised clients, many of whom have been in and out of hostel or institutional accommodation for years and there is an ongoing demonstrable need for more accommodation of this type and a commitment from OCC and OCCG commissioners to develop further units and support services.
20. The revenue to increase the number of units to 10 for the next 2-years is £164k and is identified within the Homelessness Prevention Funds base budget and this report seeks the agreement to enter a 2-year contract with Response from October 2017.

Financial implications

21. This report is necessary as it requires the Council to give a forward commitment for spend from Homelessness Prevention Funds ahead of the annual budget rounds for the years in question ie 2018-2019 for the transitional arrangement in Simon House, 2019/2020– 2023/2024 for the 5-year revenue commitment needed to provide a complex needs hostel on a new site and 2018-2019 and 2019-2020 for the contract to deliver 10 Acacia housing units. The costs will need to be contained within the overall budget envelope each year.

Legal issues

22. In order to mitigate the County Council’s cuts and create an adult homeless pathway that meets the City’s needs, the Council needs a 20-25 bed hostel and cannot procure this from the market. It is only available from A2 Dominion and they have not agreed to allow another support service to run the provision from their building.
23. Therefore, it is necessary to grant an exemption to the usual legal and procurement rules to proceed with this development.
24. All future services funded from the Homelessness Prevention Funds will have appropriate contracts in place.

Level of risk

25. The Risk Register is attached as Appendix 1

Equalities impact

26. This intervention will maintain services for vulnerable single homeless people. Therefore it is a positive impact on vulnerable homeless people, particularly those with complex needs.
27. All services in receipt of funding are subject to rigorous monitoring which includes equality and diversity.

Conclusion

28. The City Council are facing unprecedented challenges going forward due to the County Council cuts to Housing Related Support and the need for the City Council to step in and fund the supported accommodation services that are needed in the City for individuals with a connection to the City.
29. This additional complex needs scheme to replace Simon House is an excellent opportunity to appropriately meet the need of city connected clients who have high and complex needs in 24/7 supported accommodation. As a new build the scheme will be smaller than many of the large institutionalised hostels and therefore provide an environment that has the opportunity to be a showcase scheme providing an excellent service, matched to local needs, and as an essential part of a new adult homeless pathway in the city.
30. Additionally bespoke units at Acacia Housing, based on the principles of Housing First will be able to provide appropriate accommodation for people who find hostel environments particularly difficult to manage due to their mental health issues.

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Job title	Rough Sleeping and Single Homelessness Manager
Service area or department	Housing Services
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Background Papers: None

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Appendix 1: Provision of Additional Complex Needs Homelessness Provision

Title	Risk description	Opp/ threat	Cause	Consequence	Date Raised	Owner	Gross		Current		Residual		Comments	Controls				
							I	P	I	P	I	P		Control description	Due date	Status	Progress %	Action Owner
To approve a 1-year transitional contract at Simon House	Failure to approve a 1-year contract will mean that all complex needs units outside of O'HH will be lost, and the needs of rough sleepers not met	Threat	Council not agreeing to let a 1 year contract to A2 Dominion to support circa 20-25 units of complex needs units over a transitional year	Loss of all complex needs units with 24/7 support, apart from O'HH lost	03/08/17	Housing Strategy and Needs Manager	4	2	4	2	4	1		CEB meeting 19/9/17				
To approve a 5 year contract with A2 Dominion on the new site	Failure to provide the necessary assurances to A2 Dominion could compromise the development of the scheme.	Threat	Not providing the necessary assurance, through the approval to enter into a revenue support contract, may lost the site	OCC will not have an option to provide 24/7 complex needs provision beyond March 2018.	03/08/2017	Housing Strategy and Needs Manager	4	2	4	2	4	2		CEB meeting 19/9/17				
To approve a 2 year contract with Reponse to double number of Acacia units	Failure to enter into this contract will mean that unit numbers will stay the same and the need won't be met	threat	Not providing the additional number of units	Needs of rough sleepers not met	03/08/2017	Housing Strategy and Needs Manager	3	2	3	2	3	1		CEB meeting 19/9/17				

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Appendix 2: Equality Impact Assessment – CEB 19th September 2017

1. Which group (s) of people has been identified as being disadvantaged by your proposals? What are the equality impacts?

No groups have been identified as being disadvantaged by this proposal. The initiatives recommended focus on better meeting the needs of vulnerable homeless households through ensuring additional accommodation and support provision.

2. In brief, what changes are you planning to make to your current or proposed new or changed policy, strategy, procedure, project or service to minimise or eliminate the adverse equality impacts?

Please provide further details of the proposed actions, timetable for making the changes and the person(s) responsible for making the changes on the resultant action plan

No adverse equality impacts are anticipated. A persons eligibility for this scheme will be set out in Oxford's Adult Homeless Pathway Operational protocol. Consideration as to protected characteristics of customers will be considered within this process, and action taken to provide the most appropriate advice and assistance to that customers circumstances and needs.

3. Please provide details of whom you will consult on the proposed changes and if you do not plan to consult, please provide the rationale behind that decision.

Please note that you are required to involve disabled people in decisions that impact on them

No groups have been identified as being disadvantaged by this proposal, and it is expected to have a positive impact on many vulnerable and homeless households.

4. Can the adverse impacts you identified during the initial screening be justified without making any adjustments to the existing or new policy, strategy, procedure, project or service?

Please set out the basis on which you justify making no adjustments

No adverse impacts, relating to protected characteristics, have been identified.

5. You are legally required to monitor and review the proposed changes after implementation to check they work as planned and to screen for unexpected equality impacts.

Please provide details of how you will monitor/evaluate or review your proposals and when the review will take place

This initiative will be monitored on a regular basis. Any agreements will be monitored at least quarterly, and allocations will be reviewed more regularly through operational monitoring and management arrangements.

Lead officer responsible for signing off the EqIA: Dave Scholes, Housing Strategy & Needs Manager. Date: August 2017

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To: City Executive Board
Date: 19th September 2017
Report of: Head of Housing Services
Title of Report: The Use of Empty Buildings as Temporary Accommodation for Homeless People

Summary and recommendations	
Purpose of report:	To respond to Council’s motion requesting officers to investigate “the processes or procedures that could be used to make empty properties available for use as temporary shelters.”
Key decision:	No
Executive Board Member:	Councillor Mike Rowley, Housing
Corporate Priority:	Meeting Housing Need
Policy Framework:	Housing Strategy 2015 - 18
Recommendation(s): That the City Executive Board resolves to:	
<ol style="list-style-type: none"> 1. Agree to continue working with partners to make the best use of new and existing premises for Severe Weather Emergency Provision. 2. Agree to continue to investigate the possibility of the other matters covered in this report, with particular reference to effectiveness in meeting a defined need, and financial sustainability. 3. Note that should additional expenditure be required to further the above objectives, a report outlining the proposed expenditure will be presented to CEB. 4. Delegate to the Head of Housing Services the discretion to organise a conference of stakeholders with a view to exploring possible interventions and ways of working together to find accommodation and support services for rough sleepers. 	

Appendices	
Appendix 1	Risk Register

Introduction and background

1. This report responds to a motion agreed by Council in April 2017 “requesting the City Executive Board to commission a report from officers to be submitted to the Board no later than September 2017 on the processes and procedures that could be used to make empty properties available for use as a temporary shelter”.
2. This report also responds to work streams identified in the draft Housing and Homelessness Strategy 2018-2021 on bringing empty commercial buildings back into use, and looking at further development of partnership working with various stakeholders to improve homeless prevention services for rough sleepers and other vulnerable households.
3. Oxford benefits from an extensive, varied and dedicated homelessness support sector, with very good co-operation among third-sector providers and between those providers and statutory services including this Council. Over many years the sector has innovated and strengthened increased its provision, working together with the Council; and in recent years the Council and its partners have done much valuable work together to ensure the continuation of vital services in the face of the potentially disastrous cuts coming from national government. It is essential that any new provision is developed in close co-operation with the sector, complements existing provision, does not duplicate existing services, and operates in full co-operation with existing providers.
4. Oxfordshire County Council has drastically reduced its Housing-Related Support funding, leading to the decommissioning of Lucy Faithfull House, the pending decommissioning of Simon House, and reductions elsewhere. The City Council has agreed to maintain its expenditure in this area and has agreed to prioritise mitigating the impact of the County cuts, which would otherwise see a significant increase in rough sleeping.
5. In 2016-17 this Council made 383 successful interventions to get rough sleepers off the streets, including 29 rough sleepers with no “local connection” to Oxfordshire who were connected to services in their local areas.
6. However, there is a small but significant group of rough sleepers whom it is more difficult to help because of national legislation meaning they have “no recourse to public funds”. Consequently the Council and existing RSL providers cannot accommodate them as the financial viability of their operations depends on access to Housing Benefit.
7. There are also a small number of entrenched rough sleepers who refuse help and/or frequently cycle into and out of accommodation. Oxford City Council is not a health or Social Services authority but we seek to do all in our power to prevent harm to anyone sleeping rough, and to connect them to services that can address their individual problems.
8. This Council will seek to explore new ways in which we can work together with stakeholders to help rough sleepers gain access to accommodation and support services. To this end we will seek to convene a conference of stakeholders as soon as possible, including major City Centre businesses, faith organisations, the Universities, and community organisations of nationalities represented among rough sleepers who have “no recourse to public funds”.

9. This report seeks to

- Update on progress with the identification of empty buildings across the public and private sectors which could be used to house homeless people or those in housing need
- Understand the different models that could work in empty buildings, outlining the pros and cons and how they could meet the needs of homeless people.
- Make recommendations on which models, if any, could be explored further and by whom.

Empty Buildings

10. Officers have worked with a number of different landlords to start the process of identifying empty properties. Landlords include Oxford University, Oxford City Council and private landlords.

11. Having gathered information from work done in Bristol on the use of empty buildings, certain criteria was applied in order to enable landlords to identify potential buildings:-

- Smaller buildings that already have around 4-5 compartmentalised spaces (either offices or bedrooms) or other spaces that are easily adapted.
- Larger buildings with at least some compartmentalised spaces such as an office with kitchen and bathroom that can be adapted.
- Buildings should not require external capital works to make them fit for habitation e.g. they should be structurally sound and be weather-tight.
- Buildings would need to have rooms that could be used as bedrooms and also as space for communal living. Plumbing and heating should be fitted and be in working order. Kitchens and bathrooms can be installed as part of the upfront capital works.
- Buildings should be connected to basic utilities: water, sewerage, and electricity or gas.
- Buildings should have secure doors and windows.
- A fire-risk assessment and other health and safety checks and/or works would need to be carried out in due course.
- Buildings would need to be available for a minimum 6-month lease, preferably up to 3 years (in order to be able to recoup higher set-up and capital works) at zero or peppercorn rent.
- All sites within Oxford would be considered, including outside the ring-road.

12. Two suitable privately-owned properties were identified. The landlords were approached but unfortunately both properties had recently been put on the market for sale.

13. Oxford City Council has a limited number of empty properties. None of these are expected to be empty for longer than 6 months.

14. Officers' main focus has been with Oxford University and officers are currently in the process of engaging with the University to identify potential, suitable buildings. This is an on-going piece of work.

15. At the time of writing this report, no buildings have been identified.

Different Models – the processes and Procedures that could be used

16. Should empty buildings become available, the models that have been considered as appropriate to deliver from empty building and meets the needs of the rough sleeping population are:

- “Guardianship” schemes for a small number of people with low and no needs;
- Shelter-type schemes which temporarily house rough sleepers unable to access existing provision; and
- Emergency provision to be used as part of the City’s Severe Weather Emergency Protocol.

“Guardianship” Schemes

17. “Guardianship” schemes are often for small numbers of people who are in housing need mainly due to affordability issues in the private rented sector. Such a scheme could:

- Provide low-cost, temporary housing to those who are working, allowing them to build up a deposit and move-on into independent private sector accommodation;
- Divert people with low and no support needs away from the homeless pathway, creating more space for people with high and complex needs;
- Help to increase supply in preparation for the introduction of the Homelessness Reduction Act.

“Guardianship” schemes:

- Could be developed in both large and small buildings
- Should be managed by a third party which is a registered provider experienced in managing guardianship schemes and associated risks.

18. A “guardianship” scheme is not suitable for rough sleepers with high and complex needs. Currently, the number of rough sleepers with no or low needs is very low, around 5-7 people. Referrals to such a scheme would normally be managed by an outreach team and/or the Council’s options team. A local connection to Oxford would be required, although it should be noted that people in active employment in the City are normally considered to have a local connection.

19. Financially, “guardianship” schemes are based on a break-even model, and are normally managed through a contract between the owner or landlord and a third-party which is already a registered provider, therefore exempt from HMO status and are experienced in housing management. There are no costs to the landlord. Following a detailed property inspection, a capital works schedule is drafted and costed and set against the rental income and length of lease to test viability. The upfront capital costs are covered by the third-party, usually in the region of £10K.

20. Clients with low or no needs who are working or actively looking for work are issued licenses and charged the under 35s LHA rate for a single room, which is £350 a month in Oxford. A 20% void rate is assumed, therefore in a 5 bed scheme projected annual income would be £16,800. Capital works, set up costs, staff set

up costs and low-level staff support for the duration of the lease would all need to be covered. In addition, tenants would be charged a service charge of circa £10 a week to cover utilities, depending on the nature of the building.

21. The average length of stay in Bristol (a currently operating example of such a scheme) is circa 4 months, after which residents move on into the private rented sector having saved up for a deposit, and somebody else moves in to the scheme. For this to work there might have to be an element of conditionality coupled with support to begin a PRS tenancy.
22. Our conclusion for the time being is that a “guardianship” scheme would not at present meet a priority need which is not already covered by the Council’s and its partners’ existing provision. We would therefore not seek to divert Council, RSL or voluntary-sector funds into setting up such a scheme from scratch in Oxford. However, we will continue to be open to the possibility that such a scheme could be of benefit in the future, if well integrated with existing provision.

Shelter Schemes

23. Shelter-type schemes can provide additional units of emergency temporary housing for rough sleepers throughout the year.
24. Such a scheme would require a larger space, with specific health and safety liabilities and the potential for clients with a wide range of vulnerabilities being suitably addressed. This would require management by a registered provider with experience in homelessness support.
25. This type of scheme would meet the need of people with higher and more complex needs on a short-term basis, of whom there are presently high numbers in Oxford City. Referrals to such a scheme would be managed by the outreach team, and could consider people with no local connection who are engaging with the outreach team, on a short-term basis, whilst all of their housing options are being considered. For those who do not have an established local connection, it would still be a base from which the outreach team could facilitate reconnection to other areas, friends and family, or possibly a diversion to the private rented sector.
26. There is also a challenge in ensuring that a shelter-type scheme would meet the intended need rather than attracting people with a local connection to other areas, potentially straining resources and creating false expectations of access to other services in Oxford which do not have the capacity to meet their needs. Consequently the shelter would have to be professionally managed and closely linked with the Council’s existing services that have been successful in finding services to which out-of-area rough sleepers do have a local connection and securing the assistance of those services for them.
27. Shelter-type schemes, usually up to around 20 units or beds, require a level of revenue funding to provide professional support and co-ordination, usually by a third-sector organisation. These revenue streams remain to be identified, from either the public sector or fundraising initiatives. This could be further supplemented by volunteers and community or faith-based support.
28. It should be noted that long-term Council revenue funding is being targeted at supported, complex needs services in hostels and accommodation based provision

linked to the adult homeless pathway, and funding accommodation services beyond these priorities are very unlikely to be affordable within current budgetary provision.

29. It should also be noted that significant capital works could be needed to adapt buildings in order to make a shelter-type scheme viable. This being the case, it is unlikely to be viable to use a building as a shelter on a short-term basis.
30. However, we remain interested in this model, as compared to a “guardianship” scheme it is a much better match in terms of demand. However, it would require more detailed needs analysis and financial work.
31. In addition, officers are keen to look at how a co-operative model with elements of self-governance and mutual aid could contribute to the longer-term success of a shelter-type scheme.
32. Therefore, City Executive Board is asked to agree to limited further work by officers in partnership with a broad range of stakeholders to further explore this approach, possibly linked to an alternative giving scheme as a way of subsidising a future revenue stream, should an empty building become available. The role of the Council would be limited to that of a facilitator in linking building owners with third party registered providers that could take on the lease and/or management of the building.

Emergency Schemes

33. There is a further need to identify additional venues from which to provide winter provision in Oxford City. Space under the Council’s Severe Weather Emergency Protocol is co-ordinated from, and mainly provided at, O’Hanlon House. Due to the rise in rough sleeping and the closure of Lucy Faithful House and the pending closure in Spring 2018 of Simon House, the Council is working with its faith-based partners to identify additional venues from which to deliver a rolling winter shelter.
34. Additional Severe Weather Emergency Provision could be provided from a suitable empty building. The capital works necessary for emergency schemes are significantly less as the provision is often simply mattresses on the floor. It is essential, however, that fire and health and safety regulations are adhered to. No appropriate empty buildings have yet been identified.
35. It should be noted that emergency winter provision provided under the Council’s Severe Weather Provision Protocol is for all who are rough sleeping, regardless of local connection.
36. The development of a range of winter provision is an identified work stream which includes the development of a rolling winter shelter between January and March in empty Church Halls as well as the Council’s SWEP.
37. There is a limited identified revenue budget with the Homelessness Prevention grant to meet the requirement of SWEP provision.

Financial implications

38. Any additional costs relating to the further development of a “guardianship”, shelter or emergency winter scheme would need to be met from unallocated or unspent funds within the Homelessness Prevention Funds base budget for 2017-2018.

Legal issues

39. It is expected that the Council's role will largely be to facilitate and enable the development of these projects, but it could extend to the possible commissioning of some elements within the envelope of the Homelessness Prevention Funds base budget.
40. It should be noted that the Council will not be able to deliver these schemes directly. As an extension of existing provision, the Council's role would be that of a facilitator and possibly a commissioner of services. It is essential that any new provision complements existing provision, does not duplicate existing services, and operates in full co-operation with existing providers.

Level of risk

41. There are no risks relating to this report at this stage. Any potential future work streams will be risk assessed as part of the project plan.

Equalities impact

42. An equalities impact assessment is not necessary at this stage, because there are no formal recommendations for approval at this stage.

Conclusion

43. Oxford City is currently facing an unprecedented challenge in terms of rough sleeping, requiring this Council to harness all of the resources available in the City, from a broad range of stakeholders who can provide innovative solutions which have not been previously explored.
44. The Council is keen to extend our partnership approach to the voluntary sector, church and student groups. We should focus on the significant common ground and vision we have to end rough sleeping, and aim through co-operation to broaden and strengthen the ideally leading to a City-wide commitment to tackle rough sleeping and the complex issues arising from it.
45. This report therefore seeks approval from CEB to develop this area of work further as part of Oxford City Council's overall strategy to end rough sleeping.

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Background Papers: None

Please note in the table below the version number of your report that was finally cleared at each stage

Report Stage	Version Number
First Draft: <i>Commissioned and cleared by Director</i>	V3
Second Draft: <i>Cleared by Legal and Finance</i>	V4
Organisational Draft: <i>Cleared by the Chief Executive</i>	V5
Final Draft: <i>Cleared by the Board Member</i>	
Final Report: <i>Cleared by Labour Group</i>	

HOUSING PANEL

5 SEPTEMBER 2017 - PROVISIONAL REPORTS

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Draft Housing and Homelessness Strategy 2018 - 2021	Yes	To request CEB approval to go out to public consultation on the draft Housing and Homelessness Strategy 2018-21 which incorporates the strategy for bringing empty properties back into use.	Housing	Frances Evans, Strategy & Service Development Manager
The Use of Empty Buildings as Temporary Accommodation for Homeless People	Yes	To discuss the processes and procedures that could be used to make empty buildings available for use as temporary homeless shelters.	Housing	Nerys Parry, Rough Sleeping and Single Homelessness Manager
Options paper on Additional Homelessness Provision for the City	Yes	An options paper on additional homelessness provision for the City to meet needs following the closure of Simon House, and the authority to commission services accordingly	Housing	Nerys Parry, Rough Sleeping and Single Homelessness Manager

12 OCTOBER 2017 - PROVISIONAL REPORTS

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Housing performance - quarter 1	No	To consider Council performance against a set of housing service measures chosen by the Panel.	Housing	Stephen Clarke, Head of Housing Services
Tower block refurbishment project	No	For the Panel to receive regular updates on the tower block refurbishment project, including any developments with building regulations and the Council's representations to Government.	Housing	Stephen Clarke, Head of Housing Services
Tenant Involvement	No	Joint session with the Tenant Scrutiny Panel to consider how tenants are involved in decisions that affect them.	Housing	Simon Warde, Tenant Involvement Manager
Regulating the Private Rented Sector	Yes	The Council is committed to improving the conditions and management of the private rented sector in Oxford and this report sets out the various options that	Planning and Regulatory Services	Ian Wright, Service Manager Environmental Health

		are available to achieve this aim.		
Oxford City Council's Tenancy Strategy & Policy Statement 2018	Yes	To request CEB approval to go out to public consultation on the draft Tenancy Strategy	Housing	Frances Evans, Strategy & Service Development Manager

13 NOVEMBER 2017- PROVISIONAL REPORTS

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Housing performance - quarter 2	No	To consider mid-year Council performance against a set of housing service measures chosen by the Panel.	Housing	Stephen Clarke, Head of Housing Services
Void property management	No	To consider tenancy management functions including the management of void properties and changes to the management of issues in sheltered housing schemes.	Housing	Bill Graves, Landlord Services Manager
Rent performance	No	To monitor the Council's rents performance including current and former tenant arrears.	Housing	Tanya Bandekar, Service Manager Revenue & Benefits
Impact of the Homelessness Reduction Act 2017	Yes	To set out the implications of the new Homelessness Reduction Act 2017 and any changes required to current service delivery or any potential impact on the Council's Medium Term Financial Plan.	Housing	Dave Scholes, Housing Strategy & Needs Manager

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8 MARCH 2018 - PROVISIONAL REPORTS

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Housing performance - quarter 3	No	To consider a report on Council performance against a set of housing service measures chosen by the Panel.	Housing	Stephen Clarke, Head of Housing Services
Allocation of Homelessness Prevention Funds in 2018/19	Yes	To agree the allocation of the homelessness prevention funds with the purpose of meeting the objectives of the homelessness strategy. Funding is recommended to services/projects working to prevent and/or tackle homelessness and rough sleeping.	Housing	Nerys Parry, Rough Sleeping and Single Homelessness Manager

9 APRIL 2018 - PROVISIONAL REPORTS

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Great Estates update	No	To receive an update on progress made in developing masterplans for estates and working up and delivering a rolling programme of priority improvement schemes.	Housing	Stephen Clarke, Head of Housing Services
Empty garages and former garage sites	No	To receive an update on how the Council is dealing with empty garages and former garage sites.	Housing	Martin Shaw, Property Services Manager

HOUSING PANEL - TO BE SCHEDULED

Agenda item	Decision	Description	CEB Portfolio	Report Contact
Tenant satisfaction	No	To monitor tenant satisfaction survey results.	Housing	Bill Graves, Landlord Services Manager
Leaseholder relationships	No	To consider Council relationships with leaseholders including the views of individual leaseholders.	Housing	Stephen Clarke, Head of Housing Services
Building the housing for the future	No	To consider the need to build homes fit for the future and the need to provide accommodation for the increasing older population with compound needs including dementia.	Housing	Frances Evans, Strategy & Service Development Manager
Impacts of absent owners on housing availability	No	To consider the impacts of foreign investors and other absent owners on housing availability in the city.	Housing	Stephen Clarke, Head of Housing Services
Flexible tenancies	Yes	To pre-scrutinise any decisions on the local implementation of government plans to prevent local authorities in England from offering secure tenancies for life to new council tenants in most circumstances.	Housing	Bill Graves, Landlord Services Manager

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HOUSING PANEL (PANEL OF THE SCRUTINY COMMITTEE)

Thursday 27 July 2017

COUNCILLORS PRESENT: Councillors Goff, Henwood, Pegg, Sanders, Thomas, Wade and Humphrey.

OFFICERS PRESENT: Andrew Brown (Scrutiny Officer) and Stephen Clarke (Head of Housing Services)

BOARD MEMBERS PRESENT: Councillor Mike Rowley (Housing)

GUESTS PRESENT: Priscilla Reynolds

102. APOLOGIES

Apologies were noted from officers Caroline Green and Martin Shaw (item 4).

103. ELECTION OF CHAIR FOR 2017/18 COUNCIL YEAR

Councillor Henwood and Councillor Thomas were both nominated to chair the Panel but the Panel was unable to elect a chair because the votes were tied.

The decision to elect a chair for the council year was therefore referred to the next meeting of the Council's Scrutiny Committee, on 7 September.

Councillor Henwood was selected to chair this meeting in a random selection process.

104. DECLARATIONS OF INTEREST

There were no declarations.

105. FIRE SAFETY IN TOWER BLOCKS

The chair invited a member of the public to address the Panel. The speaker expressed a number of concerns including about:

- Public safety in tower blocks and the cladding on some Oxford towers.
- The adequacy of the national testing regime.
- The marketisation of housing leading to corners being cut to enhance profits and developer interests being placed above community interests.
- Affordable housing stock being reduced as a result of Right to Buy.
- Affordable housing policy in the city and the level of new affordable housing being delivered at the redeveloped Templar's Square.

The Head of Housing Services updated the Panel on the Council's response to the Grenfell Tower disaster, the safety of Oxford's tower blocks, the cladding systems used and the status of the government tests.

He said that resident safety is the utmost priority for the Council. The Council had learnt lessons and implemented recommendations following previous disasters at Lakanall House and Shirley Towers. For example the Council had taken a decision to retrofit sprinkler systems in all 5 tower blocks following a recommendation in the Lakanall House Coroner Inquest, which was published in 2013. Only 18 blocks in the country had been retrofitted with sprinkler systems and 5 of those were in Oxford. Oxfordshire Fire and Rescue Service had recently inspected all Oxford tower blocks twice and concluded that they were safe.

Following the Grenfell Tower disaster the Council had moved quickly to reassure residents about the safety measures in place in their tower blocks, including by issuing letters and hosting drop in sessions.

The cladding systems on Oxford's tower blocks were not the same as those on Grenfell Tower. The insulation used in Oxford was rockwool (approximately 150mm thick) which was non-combustible and had the highest Euroclass fire safety rating of A1, whereas it is understood that the insulation used at Grenfell had been combustible. The other element of the cladding system was the rain screen which was typically about 3mm thick. The rain screens installed on parts of Windrush Tower and Evenlode Tower were made from aluminium composite material (ACM) and were similar to those used on Grenfell, comprising of two very thin aluminium sheets with another material in between.

The Government response to the Grenfell Tower disaster had been difficult to follow. Initially the Council had been required to submit samples of ACM from its tower blocks for testing and these samples had failed. However, all ACM had some combustibility and building regulations did not require it to meet that standard. A number of experts had questioned the testing regime and the government had since appointed fire safety experts to advise them on whole system testing, including both the insulation and the rain screen elements of various cladding systems. The first result had just been published and the system used on Grenfell was found to have failed. The Council's system would be tested soon.

The Council had taken an 'in principle' decision to remove the rain screen installed on Windrush and Evenlode towers (this applied to only some elevations of the blocks) and would need to take an informed decision based on the test results about what to replace it with, with a view to ensuring that the replacement would have a 30-40 year service life. The refurbishment project was still underway, contractors were on site and one mast climber was still in place which could facilitate these works taking place relatively quickly. It was thought likely that the cladding could be replaced within 6 months. Residents understandably had major concerns and wanted to know what was happening. The Council would continue to reassure residents and would communicate next steps soon. A reference group had also been established.

The chair invited a tower block tenant to address the panel. She said that she lived at the top of Evenlode Tower with her partner and two children and found it quite frightening. She wanted more information about what to do and how to get out in the event of a fire and questioned why tower blocks had been built to a height at which the fire service would be unable to tackle a blaze from the outside.

The Head of Housing Services confirmed that the fire service did not have the equipment to fight fires towards the top of tower blocks from the outside but the approach has always been to fight fires from the inside using dry risers installed on each floor.

The stay put policy remained in place but that many residents were very concerned about it. If a fire was detected in a resident's flat the advice was to leave the flat and close the door. Sprinklers should put out or suppress the spread of the fire until the fire service arrived on the scene (their response time has been confirmed as being 8 minutes). If smoke or heat was detected in a communal area then the 3 closest floors would be evacuated and people on the other floors were advised to stay put. The Council needed to work with residents to ensure they understood the advice, information cabinets containing details of the fire safety system in each block are being provided for use by the Fire and Rescue Service. The Council was also working to identify vulnerable residents so the fire and rescue service could be advised which flats they may need to evacuate in the event of a fire.

The Board Member for Housing said that the Fire Brigades Union had been campaigning for improvements to building regulations and the retrofitting of additional fire safety measures in tower blocks over a number of years. He also said that a fire at Plowman Tower in 2013 had been successfully contained within one flat and that he hoped the reference group would remain in place in future.

The Panel welcomed the quick action taken to communicate with residents and noted the following points in response to questions:

- The Council was reviewing over block evacuation procedures.
- The Council had taken advice from the fire service throughout the refurbishment project.
- Hockmore, Plowman and Foresters towers will not have the same ACM rain screen.
- The Council would take soundings from the reference group about the fire safety arrangements in tower blocks and what more the Council could be doing to reassure residents.
- The Council had made its views clear to government about the inadequacy of the building regulations and the testing regime, given that ACM complied with the regulations but failed the test.
- The Secretary of State had committed to reviewing building regulations but the timing and outcomes were unknown at this stage. Building regulations were not normally applied retrospectively.
- The storage of items such as bicycles, mobility scooters and sofas in communal areas was a concern because such items were combustible or could cause an obstruction. The Council had provided additional resources to tackle this issue and had changed operational procedures for bulky waste collections.
- Alarms were tested weekly. Practice evacuations were not common practice but residents had asked the Council to consider these.
- Leaseholders were required to have sprinklers and fire doors as front doors. Two leaseholders had refused sprinklers but the Council was seeking to force their installation through the courts.

106. TENANT SCRUTINY PANEL TOWER PROJECT UPDATE

The Tenant Co-optee introduced the Tenant Scrutiny Panel's (TSP) interim report on the tower block refurbishment programme. He said that the TSP had visited all 5 tower blocks, spoken to project managers, requested documents and conducted a resident satisfaction survey about this big project.

The Panel commented that the report was very useful and interesting. In response to questions the Panel noted that:

- There had been limited opportunity to engage with leaseholders.
- It would be useful for TSP members to be named in future reports.
- Replacing inefficient, unserviceable storage heaters and improving energy efficiency had been a priority and the Council would evaluate these impacts at the end of the project.
- It was unusual for satisfaction to be measured midway through a project but this had enabled a number of issues to be identified and addressed.
- A tribunal case about the costs to leaseholders was ongoing.
- Sinking funds could not be implemented retrospectively but would be considered for new developments e.g. at Barton Park.
- The refurbishment involved complicated and disruptive works and there had been tensions at times.
- The new Resident Liaison Coordinator had been a go to person and would remain in post until the end of the project. This role was seen as vital for major works and budget proposals would be brought forward to make this post permanent.

107. HOUSING PERFORMANCE - QUARTER 4

The Panel requested a written response from the Head of Business Improvement about the pressures affecting measure CS002: Time to process changes in circumstances.

The Panel noted that a written response (previously circulated now appended) had been provided in respect of the numbers in measures HC016: Number of affordable homes for rent delivered and HC006: Total number of affordable homes completed in year.

In response to a question, the Head of Housing Services advised that the reduction in the number of children in temporary accommodation was an excellent result given the circumstances and he did not know what more the Council could do in seeking to reduce this figure, given that a range of initiatives were already in place. He added that the impacts of the Homelessness Reduction Bill would need to be planned for and would hit the Council financially. The Council's response would be built into the forthcoming budget round.

The Panel heard that successful interventions with rough sleepers were defined as those where a person to whom the Council had a duty to house had been taken off the streets into accommodation or prevented from sleeping on the street.

The Head of Housing Services also confirmed that the tower block refurbishment project was an intense and complicated project that had impacted his department and used a lot of resource.

108. RECOMMENDATIONS UPDATE - UNIVERSITY HOUSING NEEDS

The Panel noted the report and made the following comments:

- Members were not impressed with the approach of Oxford University representatives at the meeting.
- The response to recommendation C was a concern because amount of student accommodation concentrated in certain locations was becoming overwhelming and it may be appropriate to put student accommodation in areas outside of the city centre and Headington, e.g. Barns Road or Blackbird Leys.
- In the response to recommendation E, post-graduates on research-based courses may need to be better defined to capture those whose research is of most benefit to the city.

109. HOUSING PANEL WORK PROGRAMME

The Panel noted the work plan and agreed to:

- Receive regular updates on the tower block refurbishment project, including any developments with building regulations and the Council's representations to Government on issues of fire safety.
- Broaden the item on Tenant Involvement to include engagement with resident groups and housing associations.
- Receive a further update on the Council's work on void garages and underused garage sites.
- Visit a tower block with housing staff and meet residents.
- Visit a homelessness facility in the city.
- Seek the views of the public and interested parties (e.g. tenants who live on estates, homeless people etc.) when considering future items.
- Include a message on the front of future agendas encouraging members of the public to address the Panel.

110. NOTES OF PREVIOUS MEETING

The Panel approved the notes with one change which was to say on item 96 that the list of garage sites was not complete and that the Panel supported a full census of garage sites in the city.

111. DATE OF NEXT MEETING

Noted.

The meeting started at 5.00 pm and ended at 7.15 pm

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