



Homes for Cathy Conference

Monday 25 March 2019
TUC Congress Centre, 28 Great Russell Street, London WC1B 3LS

Join the conversation at [Slido.com](https://www.slido.com)
using the event code:

H4C2019

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#Homesforcathy



Chair's opening remarks

David Bogle, chief executive, Hightown Housing Association

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 #Homesforcathy

Message from Ken Loach

‘Thank you for inviting me to the Conference at the TUC on 25th March. It is extraordinary how Cathy lives on. We could not have imagined, when we made the film over fifty years ago, that the housing crisis would get so much worse.

Yet, looking back, this was inevitable. After the war, the enlightened policies of the Labour government and, in particular, the determination of Nye Bevan, meant that good housing was seen as social necessity. ‘Nothing is too good for the working class’ was Bevan’s motto.

That changed when Margaret Thatcher’s government was elected in 1979. Council housing faded away, houses were sold off and the market has taken over. Now houses lie empty in regions where old industries have declined and in densely populated areas like London, demand greatly exceeds supply. The result is homelessness, over-crowding and all the family difficulties and insecurity that brings.

The rough sleepers we pass in the streets are but the tip of a disastrous iceberg. We all hear stories of youngsters sofa-surfing, young parents offered homes many miles from their support network, workers sleeping in sheds, or their cars – and the opposite side of the coin. Landlords who have bought up council houses and now charge exorbitant rent, so-called ‘revenge’ evictions, and families divided because they have nowhere to live. Just like Cathy and Reg.

Message from Ken Loach

The answer? We must build more council houses. And, I suggest, they must be built by building workers employed directly by local authorities, on union contracts, with job security, and apprenticeships for those leaving education. No more casual labour, no more blacklisted union activists, and no more youngsters with only the gig economy in which to find work.

But that is not enough. A market economy will never provide homes for all. We cannot plan housing without planning employment. Only then can communities be sustained. Then all the amenities, services and transport can be organised for people to lead lives of fulfilment and dignity.

Given our current political choices, who do you back to lead us in that direction? When you have decided – ignore the propaganda and back them to the hilt!

See you on the front line.

All the best,

Ken Loach – March 2019



Why are we here?

Terrie Alafat CBE, chief executive, CIH

Jon Sparkes, chief executive, Crisis

Sarah-Jane Gay, external affairs manager, National Housing Federation

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Lived experience session

David Bogle, chief executive, Hightown Housing Association

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Performance of Steet Life, a play staged by Verbatim Theatre Performance

Chair: Michael Newey, chief executive, Broadland

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Progress on the homelessness reduction strategy

Jeremy Swain, head of the rough sleeping initiative team, MHCLG

Chair: David Bogle, chief executive, Hightown

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Ministry of Housing,
Communities &
Local Government

Rough Sleeping Strategy

March 2019

Jeremy Swain

Deputy Director, Homelessness and Rough Sleeping Delivery

Ministry of Housing, Communities and Local Government



Ministry of Housing,
Communities &
Local Government

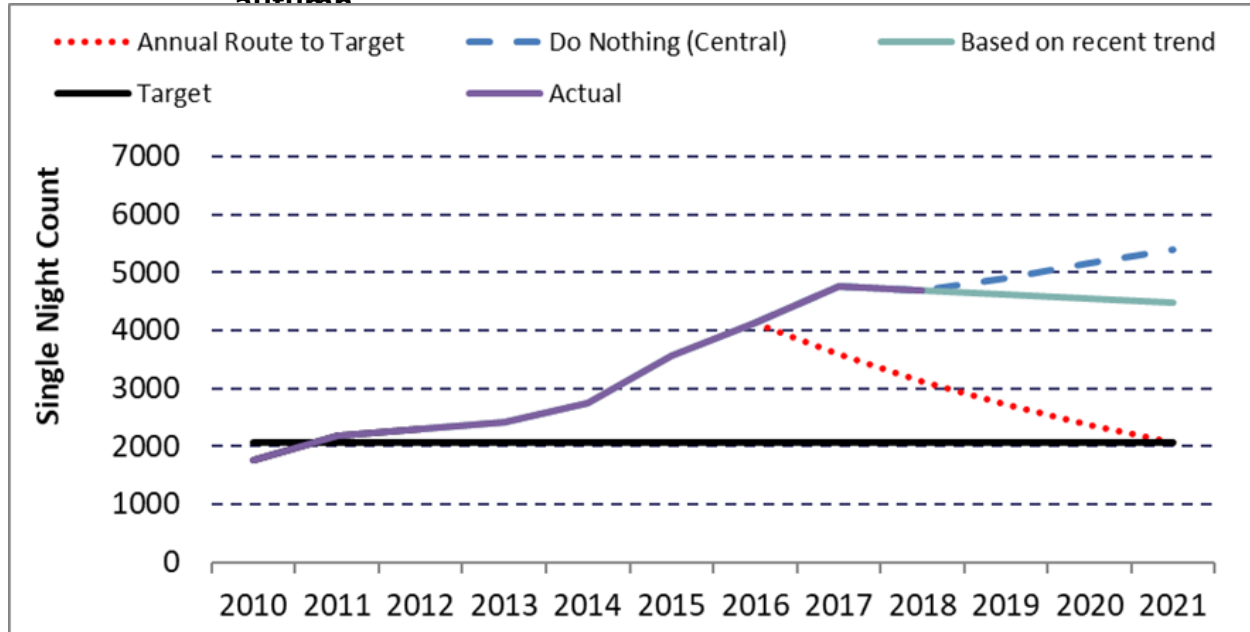
A nine-year commitment (to 2027)

- To halve rough sleeping by 2022 and to eventually end it
- Backed by £1.2 billion of funding including £100million to tackle rough sleeping over the next two years
- Measured through annual street counts and estimates: Autumn 2018 – 4,677 (2% national reduction, 13% increase in London)
- Three core pillars:
 - Prevention
 - Intervention
 - Recovery



Rough sleepers in England on a single night in

autumn





We have taken some important steps to meet the commitment

Homelessness Reduction Act

- New duties on local authorities to intervene at earlier stages to prevent homelessness
- Homelessness Advice and Support Team (HAST) to support implementation
- £72.7m new burdens given to local authorities.
- Duty to refer on some public bodies commenced in October 2018.

Taskforce and Advisory Panel

Cross-government implementation taskforce overseeing the development of the strategy.

Expert-led Rough Sleeping Advisory Panel is providing guidance on the delivery of the strategy.

Housing First pilots

£28m pilots in three areas: Liverpool City Region, Greater Manchester and West Midlands Combined Authorities.

Accommodation and wrap-around support for those with complex needs.

PRS Access Fund

£19.5 million fund to open up more access to the PRS for families and single people

Rough Sleeping Initiative

First target: to reduce rough sleeping by autumn 2018 through:

- £30m for 83 local authorities
- Expert advisors working intensively with local authorities
- £100,000 for frontline training.

Move-on Fund

Working with registered providers on move-on accommodation for rough sleepers, using £100m (£50 million in London).

Capital with some revenue funding attached

£45m funding for local authorities in 2019-20

Continued funding of the 83 local authorities with the highest levels of rough sleeping. (£34 million)

Bids for the £11 remaining from other local authorities outside the 83 shortly to be announced.

Rapid Rehousing Pathway

Four elements:

- Somewhere Safe to Stay Hubs
- Navigators
- Local lettings
- Supported lettings

53 early adopters (£16 million of funding) already launching with a second round of tendering taking place



BUT WE HAVE GONE MUCH FURTHER THROUGH THE STRATEGY

Other Government Department responsibilities

Department of Health and Social Care

- Rapid audit of health services available to rough sleepers
- £2 million to test models of improving access to health services for rough sleepers (dual diagnosis)
- £30 million over five years for mental health services for rough sleepers in NHS long term plan
- Safeguarding Adult Reviews where appropriate (in case of neglect or death)

Ministry of Justice

- Offender accommodation pilots working with three prisons – Bristol, Leeds and Pentonville. Tendering has now commenced with an end of March deadline.

Department of Work and Pensions

- Homelessness experts in every Jobcentre Plus
- Improving guidance and best practice sharing for work coaches and external stakeholders

Home Office

- Targeted immigration casework support
- A national point of contact for assistance with immigration status (Rough Sleeping Support Service)

Department for Education

- Additional support for care leavers at risk of rough sleeping

Department for Culture Media and Sport

- Expanding the social finance market including SIBs



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Other Commitments

- **Embed a culture of prevention (HRA/Duty to Refer)**
- **Homelessness and Rough Sleeping Strategies**
- **Local accountability consultation - potential establishment of Homelessness Reduction Boards**
- **Review of HRA by March 2020**
- **Development of StreetLink**
- **Review of the Vagrancy Act**



Rough Sleeper Initiative 1st phase

- **2% reduction following seven years of rising numbers**
- **19% reduction in the targeted local authority areas**
- **Key factors driving the decrease in the 83 areas:**
 - **Local leadership**
 - **Strong knowledge of rough sleeping population**
 - **Multi-agency approach**
 - **Different, linked options for rough sleepers**
- **Increases in key cities: London, Birmingham, Manchester**
- **London: 19 LAs increased, 13 decreased, 1 no change**
- **Nationally 11% decrease in UK nationals, 38% increase in EU, non-UK nationals (87% increase in London)**



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RSI next phase

- **Focus on London and key cities**
- **Continued support for areas making strong progress in reducing numbers**
- **Engagement with faith groups and independent organisations**
- **Non-UK nationals, especially EU nationals**
- **Safety on the streets issues – exploitation, safeguarding**
- **Tents and consequences of indiscriminate giving**



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What has worked

RSI has had a proven impact over a short period of time

Expert advisors - HAST and RSI have been crucial

HRA – some early promising results though an increase in temporary accommodation figures, though due to rise in singles, not households with dependents

Housing First showing progress but number of rehousings currently limited

Cross government commitment exemplified by the inter-ministerial task force is very significant

Early signs that the Somewhere Safe to Stay hubs are making an impact



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What has been challenging

The pace has been relentless, creating challenges for local authorities and providers to establish services and programme quickly

Problems around data collection which has been a particular challenge with respect to the HRA

Move On Fund - the issue of time-limited revenue support has reduced take up

Rough sleeping numbers can reduce, but the level of street activity can create a perception that nothing has changed

Short term nature of the funding has led to some instability



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In conversation with Raquel Rolnik

Raquel Rolnik, professor of architecture and urbanism, University of São Paulo and former UN Human Rights Council Rapporteur on Housing (2008-2014)

Chair: Martin Hilditch, editor, Inside Housing

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Lunch

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In conversation with Daisy-May Hudson

Daisy-May Hudson, director of the film *Halfway*

Chair: Martin Hilditch, editor, Inside Housing

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Hear from the members

Tony Stacey, chief executive, SYHA

Tracey Lees, chief executive, Wandle

Michael Newey, chief executive, Broadland

Chris Hancock, head of housing, Crisis

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#Homesforcathy



Discussion about the Commitments

This will be a facilitated group discussion about the following Homes for Cathy commitments:

1. Commitment 2: To operate flexible allocations and eligibility policies which allow for consideration of individual applicants' unique set circumstances and housing history
2. Commitment 3: To offer constructive solutions to applicants who aren't deemed eligible for an offer of a home
3. Commitment 4: To not evict any tenant who is seeking to prevent their homelessness into homelessness (as defined by Crisis' definition)
4. Commitment 7: Properties offered to homeless people who should be ready to move into
5. Commitment 8: To contribute to ending migrant homelessness in the areas they operate

We will be using Slido to provide live feedback, with the results and outcomes being displayed at the end of the session.

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Refreshment Break

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Lifting the lid on homelessness prevention

Gudrun Burnet, group lead on domestic abuse, Peabody

Adam Clark, assistant director of housing, Broadland

Ashley Horsey, chief executive, Commonweal Housing

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daha

Domestic Abuse Housing Alliance



- 1.3 million women, 700,000 men
- 2 women a week murdered
- 5 x more likely to commit suicide
- 75% were killed in their home or shared home
- St Mungo's – ½ female clients experienced domestic abuse

www.dahalliance.org.uk @DAHAlliance #MakeAStand

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#Homesforcathy

How are Broadland working with tenants most at risk of becoming homeless?

Adam Clark
Assistant Housing Director





Commitment
Attitude
Trust
Holistic
Year One

- We are an independent action learning charity
- We investigate, pilot and champion housing based solutions to social injustice.
- We provide partners with the opportunity to pilot ideas to enhance housing equality and justice.
- We independently evaluate our projects.
- We share our experiences, and through this, we influence changes in policy and





1. To contribute to the development and execution of local authority homelessness strategies.
2. To operate flexible allocations and eligibility policies which allow individual applicants' unique sets of circumstances and housing histories to be considered.
3. To offer constructive solutions to applicants who aren't deemed eligible for an offer of a home.
4. To not make homeless any tenant seeking to prevent their homelessness (as defined in the Crisis plan).
5. To commit to meeting the needs of vulnerable tenant groups.
6. To work in partnership to provide a range of affordable housing options which meet the needs of all homeless people in their local communities.
7. To ensure that properties offered to homeless people are ready to move into.
8. To contribute to ending migrant homelessness in the areas housing associations operate.
9. To lobby, challenge and inspire others to support ending homelessness

8 To contribute to ending migrant homelessness in the areas housing associations operate.



8 To contribute to ending migrant homelessness in the areas housing associations operate.



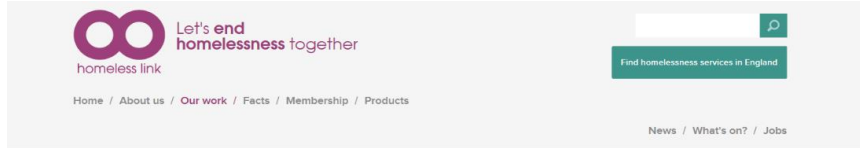
- Complicated definitions – *migrants, refugees, over-stayers, asylum seekers, leave to remain*
- No Recourse to Public Funds (NRPF) - No income stream – *illegal to house*
- Unpopular group
- Going against Government policy – *jeopardising grant funding – reputational risk*

Legal opinion sourced by JRF and ACF 2015

- Criminal law does not prevent assistance being given to undocumented people to alleviate destitution or meet basic human needs. Accommodation can also be provided to give a fixed address so a person can more readily remedy their immigration status.
- Assistance to those subject to NRPF [*'no recourse to public funds'*] is affected only by the 'public funds' limitation itself. It is quite specific, including statutory housing allocations and nominations or homelessness assistance, and entitlement to Housing Benefit. Importantly, support for rough sleepers is not included, nor is an allocation from a housing association outside a local nomination scheme.
- Additionally, if a housing association has had a government grant to provide a property, this does not mean that it could not be occupied by someone with NRPF.
- Individuals with NRPF who lack housing and employment and / or are destitute can be supported by charitable foundations. A charitable foundation's assets are not 'public funds' for the purpose of immigration law and therefore can be used to assist people with NRPF.

Strategic Alliance on Migrant Destitution (SAMD)

homeless.org.uk/our-work/national-projects/strategic-alliance-on-migrant-destitution



Strategic Alliance on Migrant Destitution

The Strategic Alliance on Migrant Destitution was a project that ran from Sept 2015 - March 2018 that brought together professionals from the homelessness, refugee and migrant sectors to create opportunities to work together more effectively to tackle migrant destitution.



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National projects

Housing First England

Social Investment Fund

StreetLink

Day Centres Project

The No Accommodation Network (NACCOM)

naccom.org.uk/projects/



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Commonweal Housing & Praxis Community Projects

No Recourse to Public Funds pilot

- Providing cross subsidised free accommodation to destitute asylum seekers and those with insecure migration status
- Important element of the model is the link between accommodation and support / advice to regularise or progress status
- Piloted in London - securing an income stream from providing accommodation to families referred by local authorities under s.17 of the Children's Act

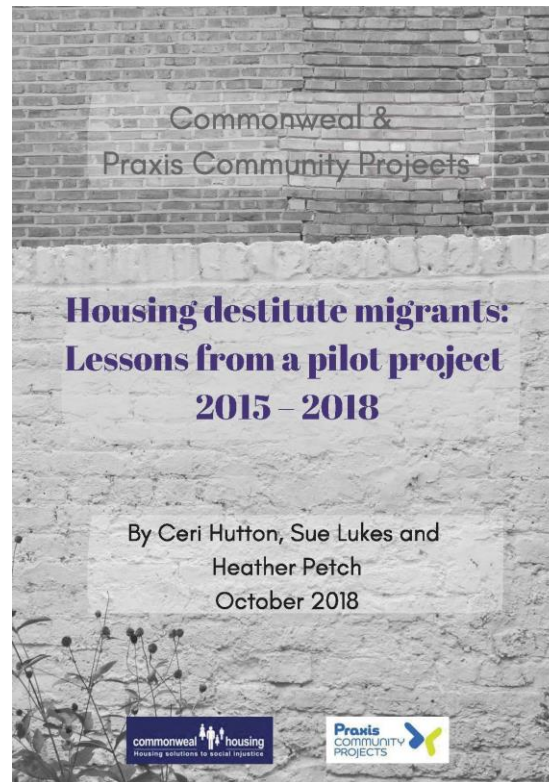
The screenshot shows the website for Commonweal Housing, which provides housing solutions to social injustice. The main heading is 'No Recourse to Public Funds'. Below this, a sub-heading states: 'Housing for destitute migrants provided alongside specialist support and advice by Praxis Community Projects.' The page features a large image of a woman and a child. A navigation bar at the top includes links for 'About Us', 'Our Work', 'Partner With Us', and 'Contact Us', along with a search bar and social media icons for Twitter and LinkedIn. A breadcrumb trail reads 'Home » Projects » No Recourse to Public Funds'. The section 'The Injustice' explains that every year, hundreds of thousands of people are forced to leave their homes, and some seek refuge in the UK but face a 'hostile environment' where they must prove their status to stay. It notes that this is a long process, often leaving people destitute and homeless. The 'Project Progress' section shows a timeline with five stages, with the fifth stage, 'Phase 5: Replication & Ending', currently active. The bottom of the page features a video player with the title 'No Recourse to Public Funds project' and a thumbnail image of a child.

commonwealhousing.org.uk/projects/no-recourse-to-public-funds

Commonweal Housing & Praxis Community Projects

No Recourse to Public Funds pilot

“The project and the information in this report is also a challenge to existing housing providers, including housing associations, which have the scale, pool of properties and housing management experience to deliver housing for people in desperate need in partnership with organisations that understand those needs.”





Lived experience session

David Bogle, chief executive, Hightown Housing Association

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Who are we housing? Do we know and have our processes led to unintended consequences?

Steve Douglas, chair, One Housing Group

Helen Evans, chief executive, Network Homes

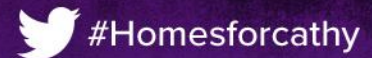
Stephen Burns, executive director, care and communities, Peabody

Chair: David Bogle, chief executive, Hightown Housing Association

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From Cathy to Donna

Steve Douglas





OUR VISION AND PLAN 2018-2023

We create places for people
to call home and support
them to live well



Our success

Here's an overview of some of our key achievements and headline figures. You can find more information on our website onehousing.co.uk

 **16,000**
homes managed

 **35,000**
residents

 **9,000** customers supported

We are developing 5,000 new homes over the next ten years and at least 50% will be for London living rent, affordable rent or shared ownership



900
people into training

250
residents into jobs

200 people into volunteering placements





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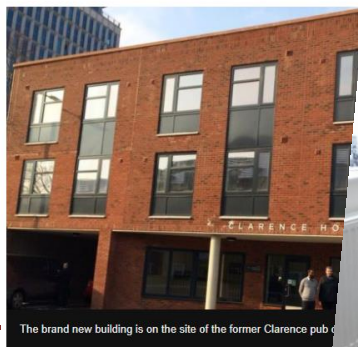
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£7m Bedford homeless hostel set to open

© 28 February 2018



From Cathy to Donna

Steve Douglas

Why aren't housing associations building more homes for social rent?

Helen Evans, CEO of Network Homes

Housing associations are critically important, but have lost their way

Too many housing associations have focused on being developers. They have lost sight of their mission to provide good homes at genuinely affordable prices

How can Housing Associations Reconnect with their Social Purpose?

Getting Rich from the Housing Crisis: Channel 4 Dispatches

Housing associations' record profits are no reason to rejoice

Housing associations seek to profit from Britain's property woes

Social housing is being driven by profit. Tenants must fight back

Why housing associations are the true villains of the property crisis

Sources: The Guardian, Channel 4, New Statesman, Financial Times, The Spectator

2008-2011

Build costs

Average home cost
£200,495 to build

Cost to us

51% build costs
covered by grant

Each subsidised
rented home
cost Network circa
£100,000



2015-18/2016-21

Build costs

Average home costs
£285,000 to build

Cost to us

12% build costs
covered by grant

Each subsidised
rented home costs
Network £250,000

42% increase in building
costs –
An £85k increase

27% increase in RPI

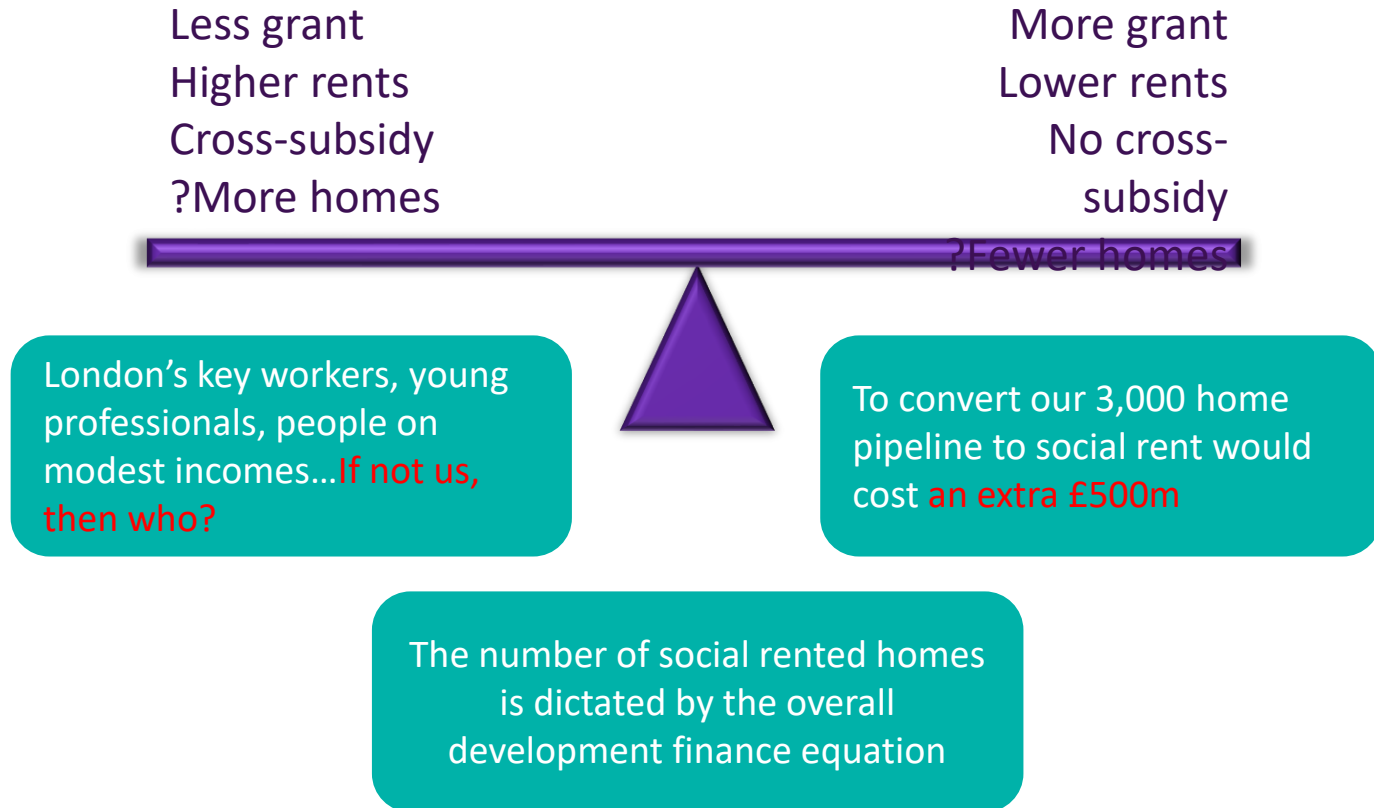
We need to find
£150k more to
subsidise a home to
make up for reduced
grant

Because good homes
make everything possible

Reality -Reserves are not cash

- Myth: Our 'unused' financial reserves could be used to build more social homes
- Last 3 years: £251m surpluses; £232m reinvested in new homes
- Reserves£372m; but in reality£69.5m 'at cash and bank'
- Of the £69.5m:
 - £25m minimum 'rainy day' money(able to fund organisational cash flow for 3 months)

Who do we exist to house?



What can we do?

- Build as many affordable homes as we can
 - 2018: 38% of our completed homes had 'genuinely affordable' rents
 - 2018: 79% of our 3,000 home overall pipeline is for affordable rental and ownership products
- Influence national/regional policy decisions (CSR coming!):
 - 'Why aren't HA's building more social homes'
 - Follow-up paper on affordability and land prices
 - Next: 'We need to talk about rents'

IN SUMMARY



Because good homes
make everything possible



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Ending the housing crisis

Reverend Dr Mike Long, chair, *Building for our future: A vision for social housing* and minister, Notting Hill Methodist Church

Raji Hunjan, commissioner, chief executive, Zaccheaus 2000 Trust

Chair: Martin Hilditch, editor, Inside Housing

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