

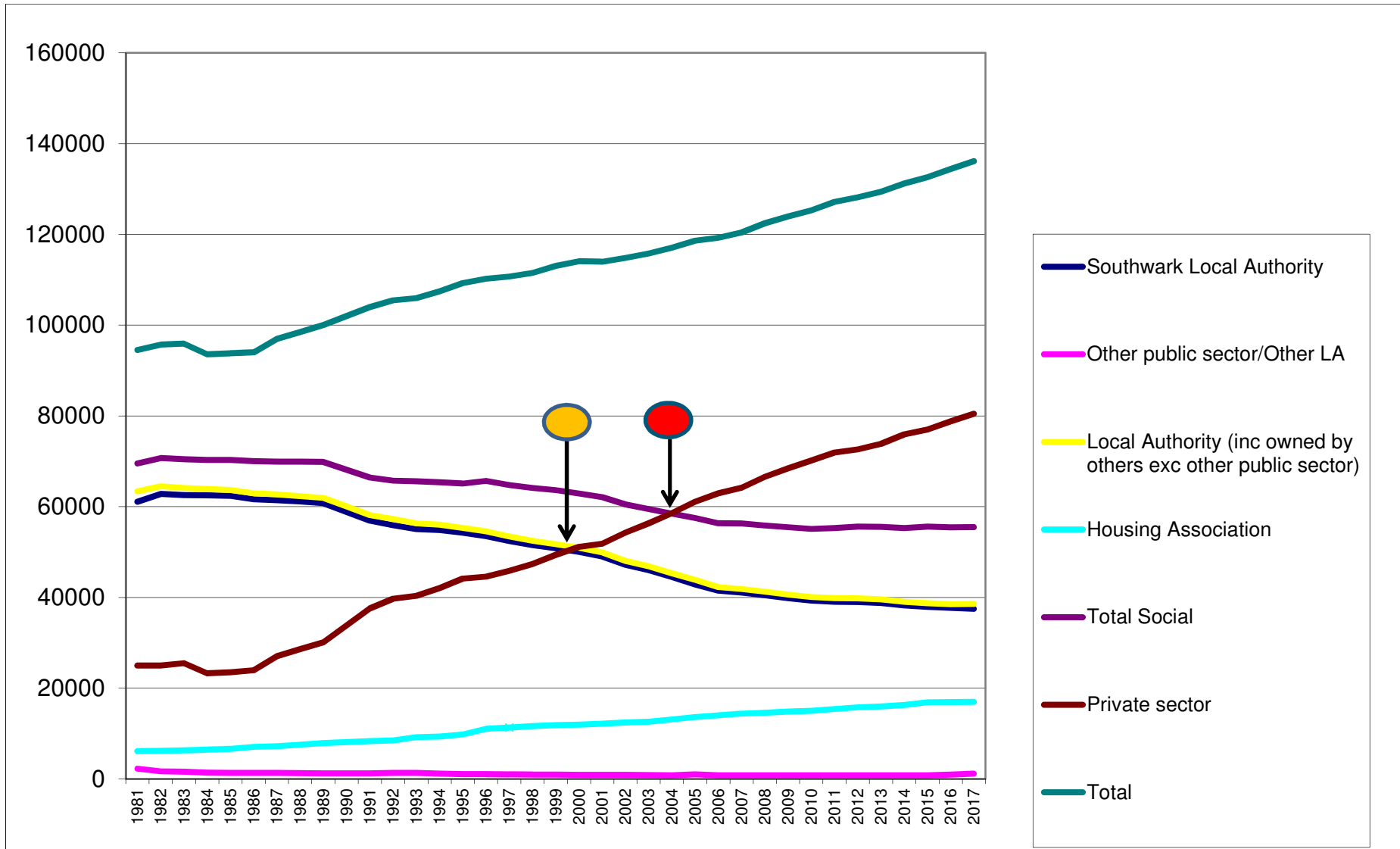
Housing presentation for school governors 21st June 2018

**Perry Singh
Strategy and Business Support
Housing & Modernisation
LB Southwark**

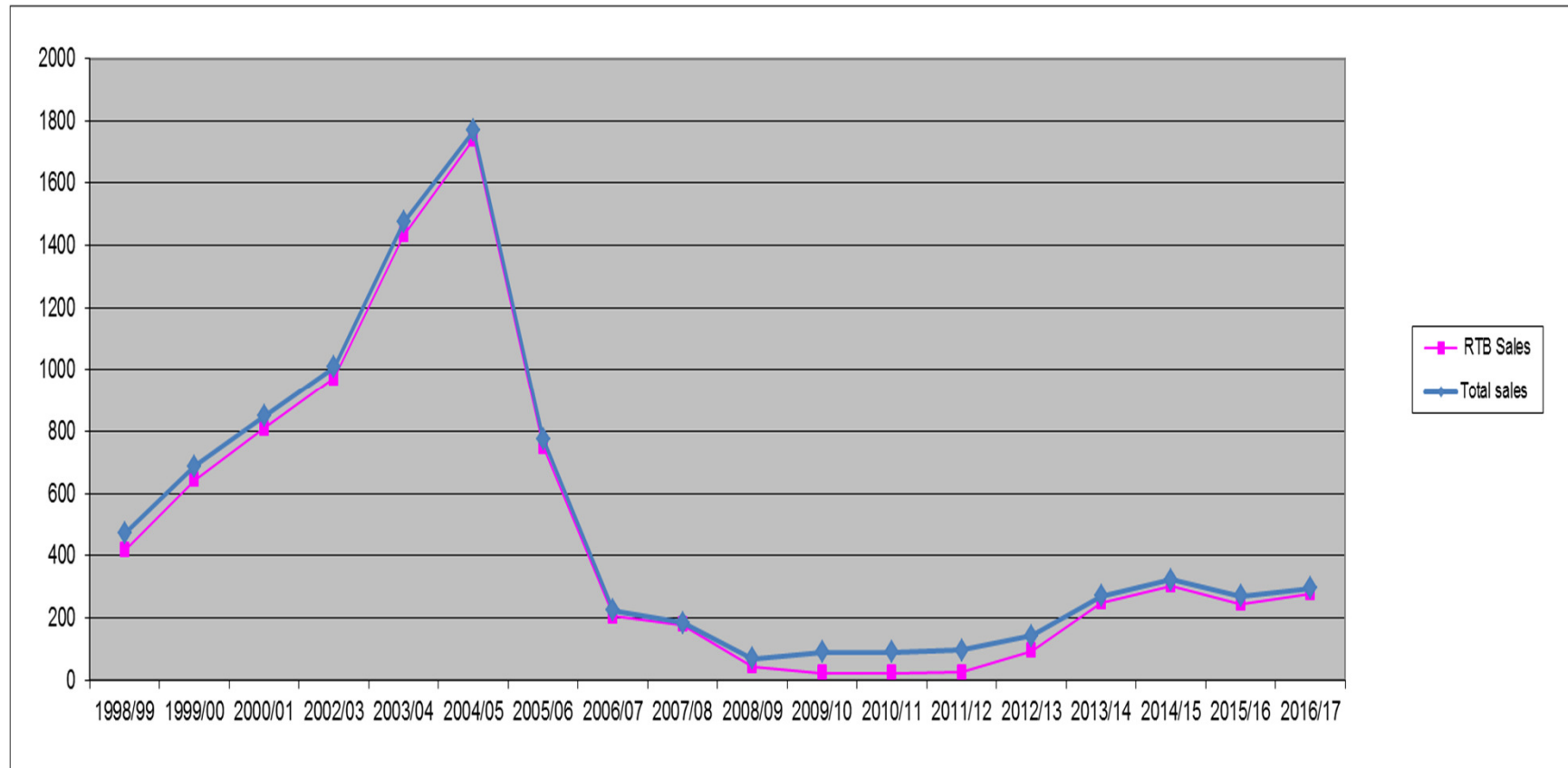
What we will cover

- **The housing context**
- **Changes in policy**
- **Further expected changes**

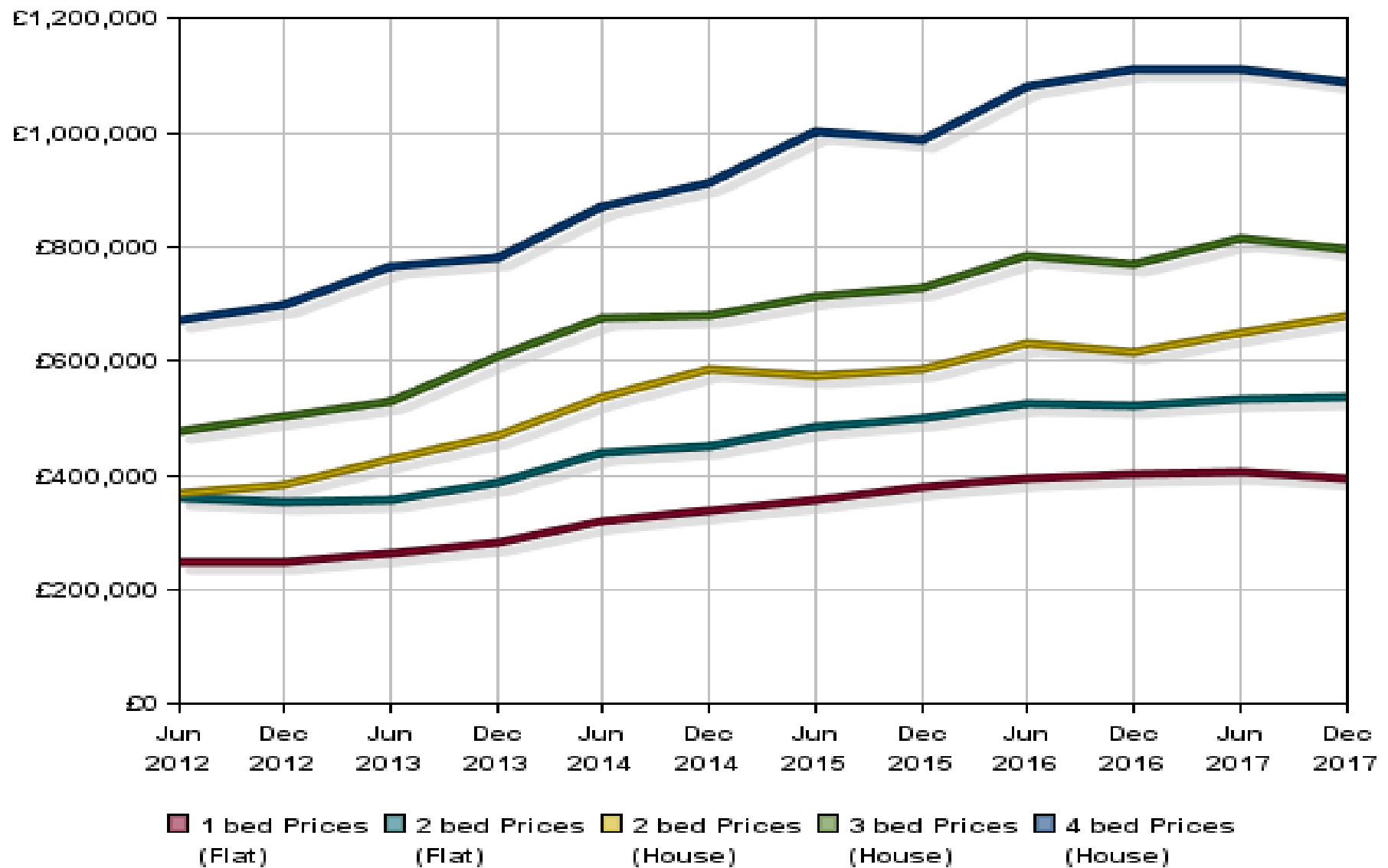
Changes in the stock in Southwark 1981 to 2017



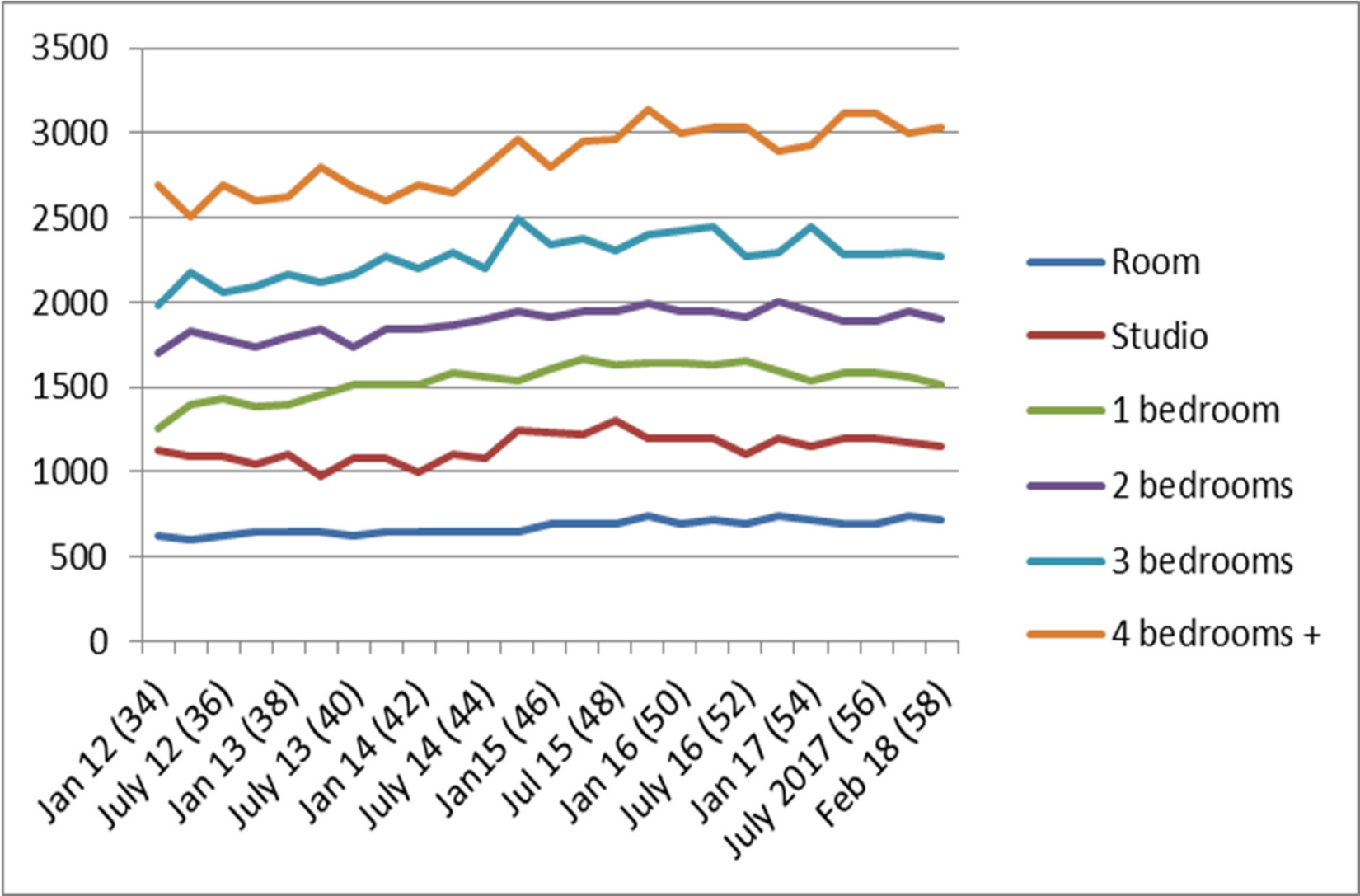
Impact of RTB and increase in Leaseholders



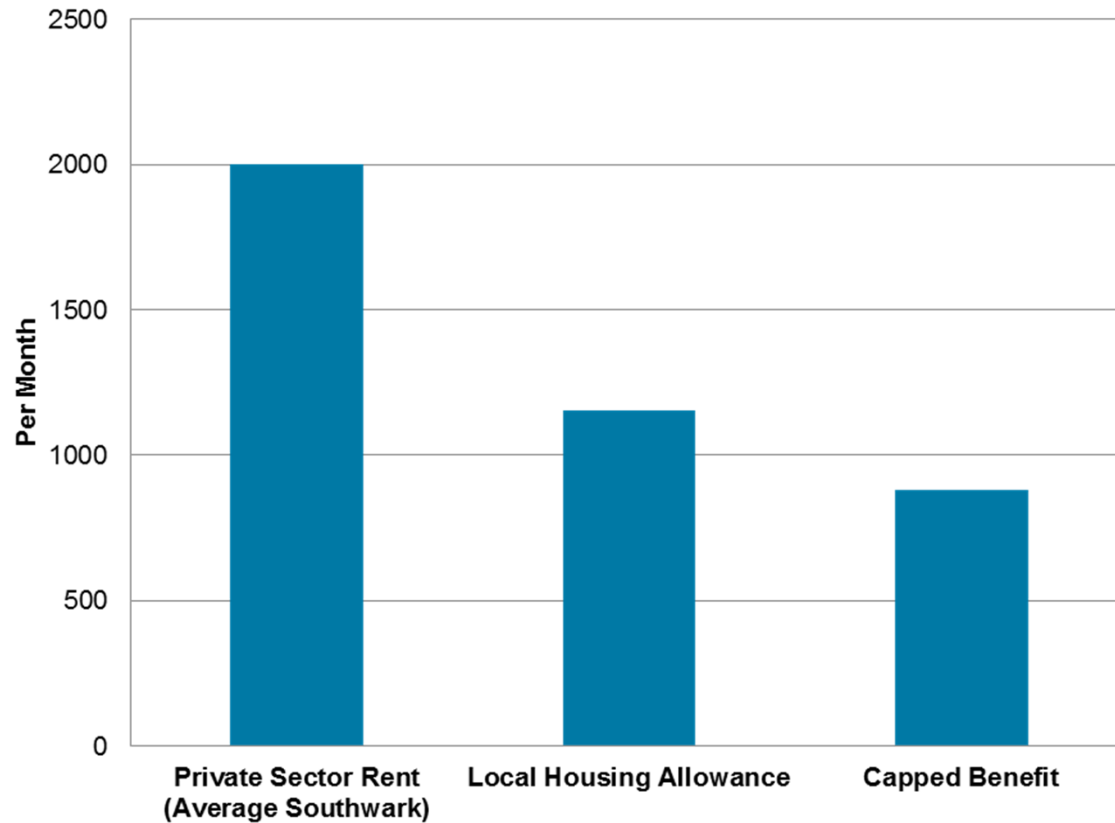
Price by bed count and type



Average rent in Southwark 2012-18



Renting in the PRS



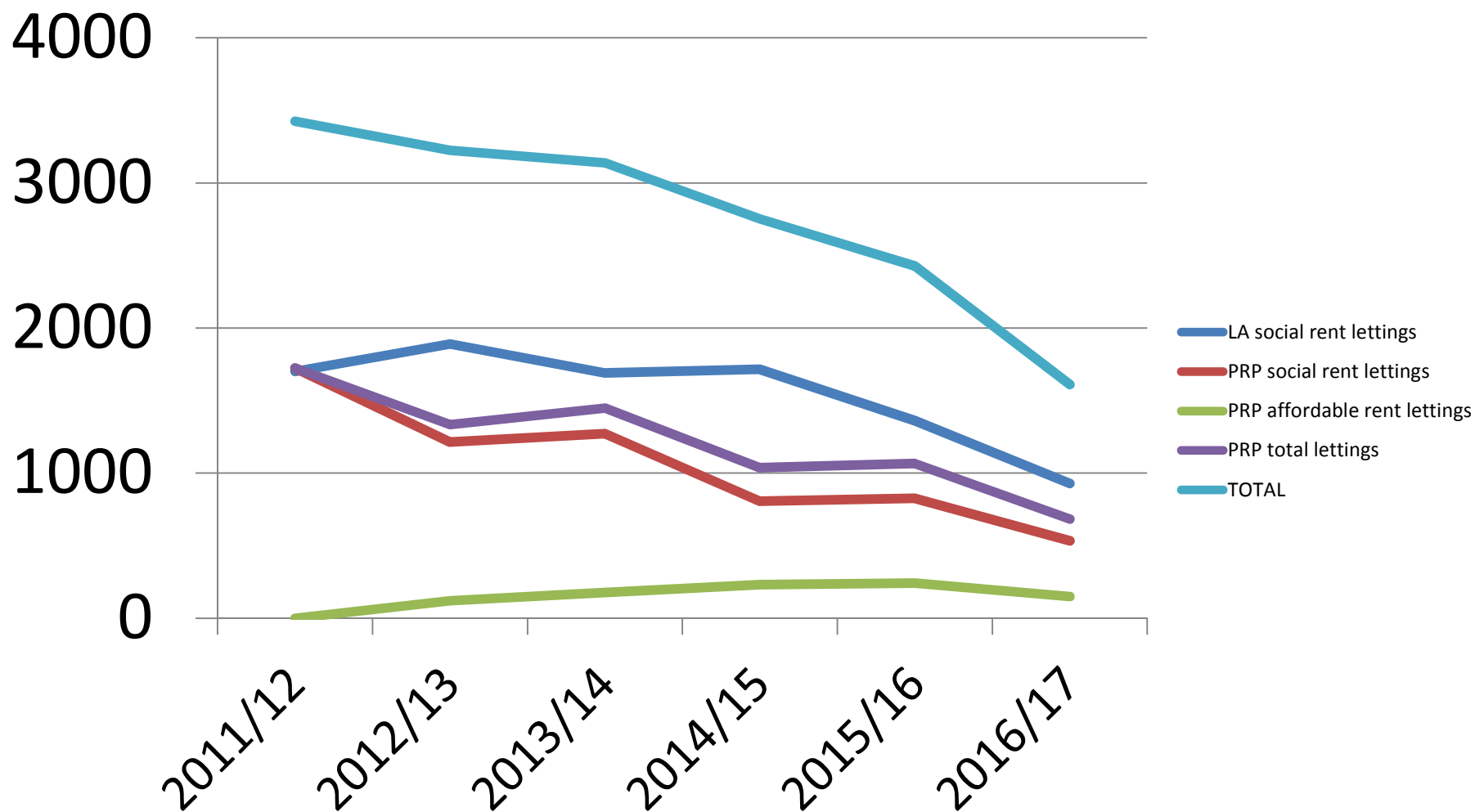
Families on benefits find it difficult to access the private rented sector:

- high rents,
- low LHA and
- the overall benefit cap

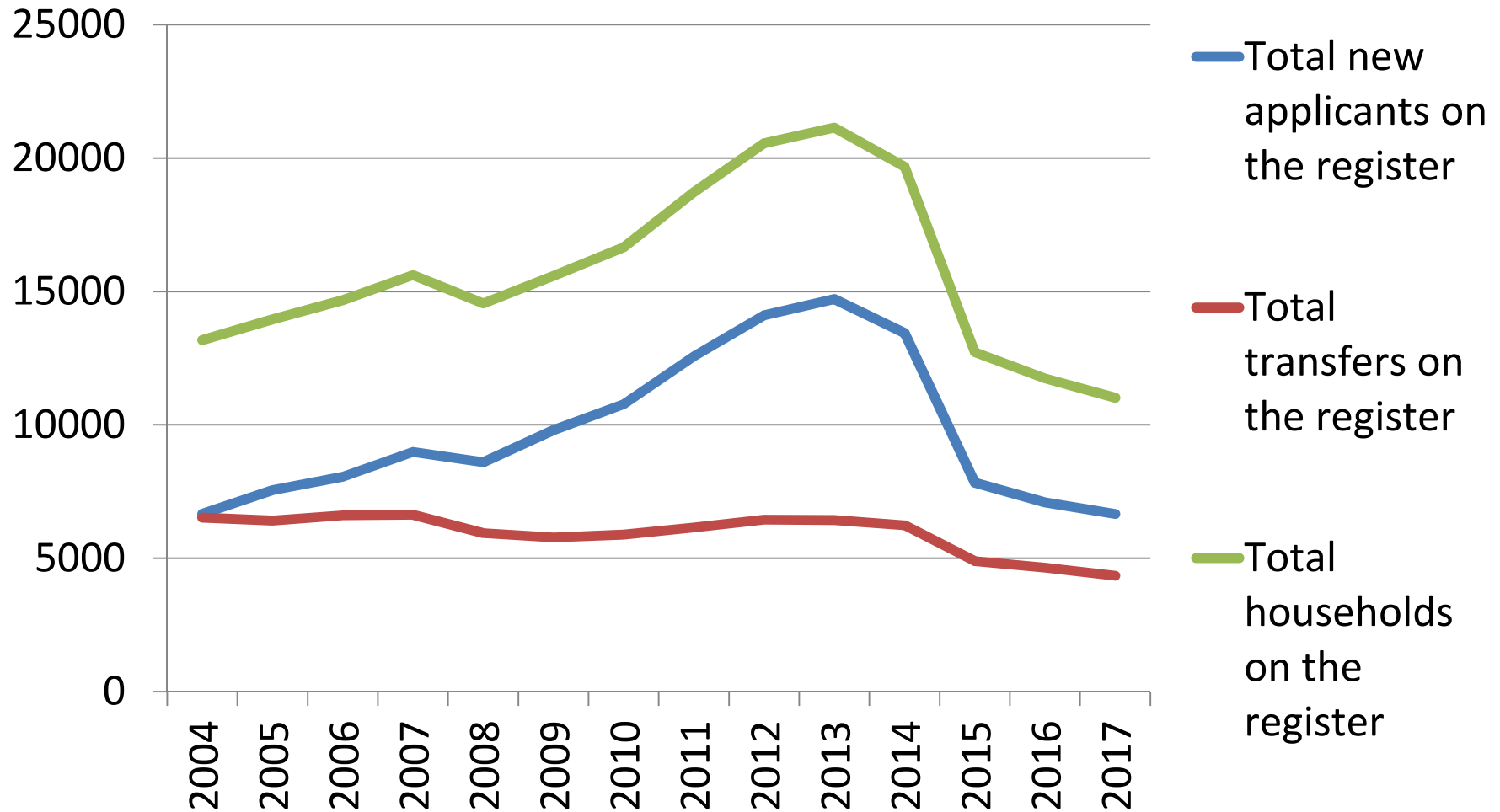
The Southwark Housing Ladder

Income band	No. of households	Weekly income*	1/3 of weekly gross income								
100k+	8,832	1,917	639								
95-100k	1,293	1,869	623								Private ownership 30k deposit
90-95K	876	1,773	591								
85-90K	2,139	1,677	559								
80-85K	2,424	1,581	527								
75-80K	2,411	1,485	495								
70-75K	2,927	1,390	463								
65-70K	3,633	1,294	431								
60-65K	4,510	1,198	399								
55-60K	5,048	1,102	367								
50-55K	5,899	1,006	335								
45-50K	6,647	910	303								
40-45K	8,180	815	272								
35-40K	8,941	719	240								
30-35K	10,577	623	208								
25-30K	11,511	527	176								
20-25K	12,209	431	144								
15-20K	13,305	335	112								
10-15K	12,695	240	80								
5-10K	9,425	144	48								
0-5K	2,730	48	16								

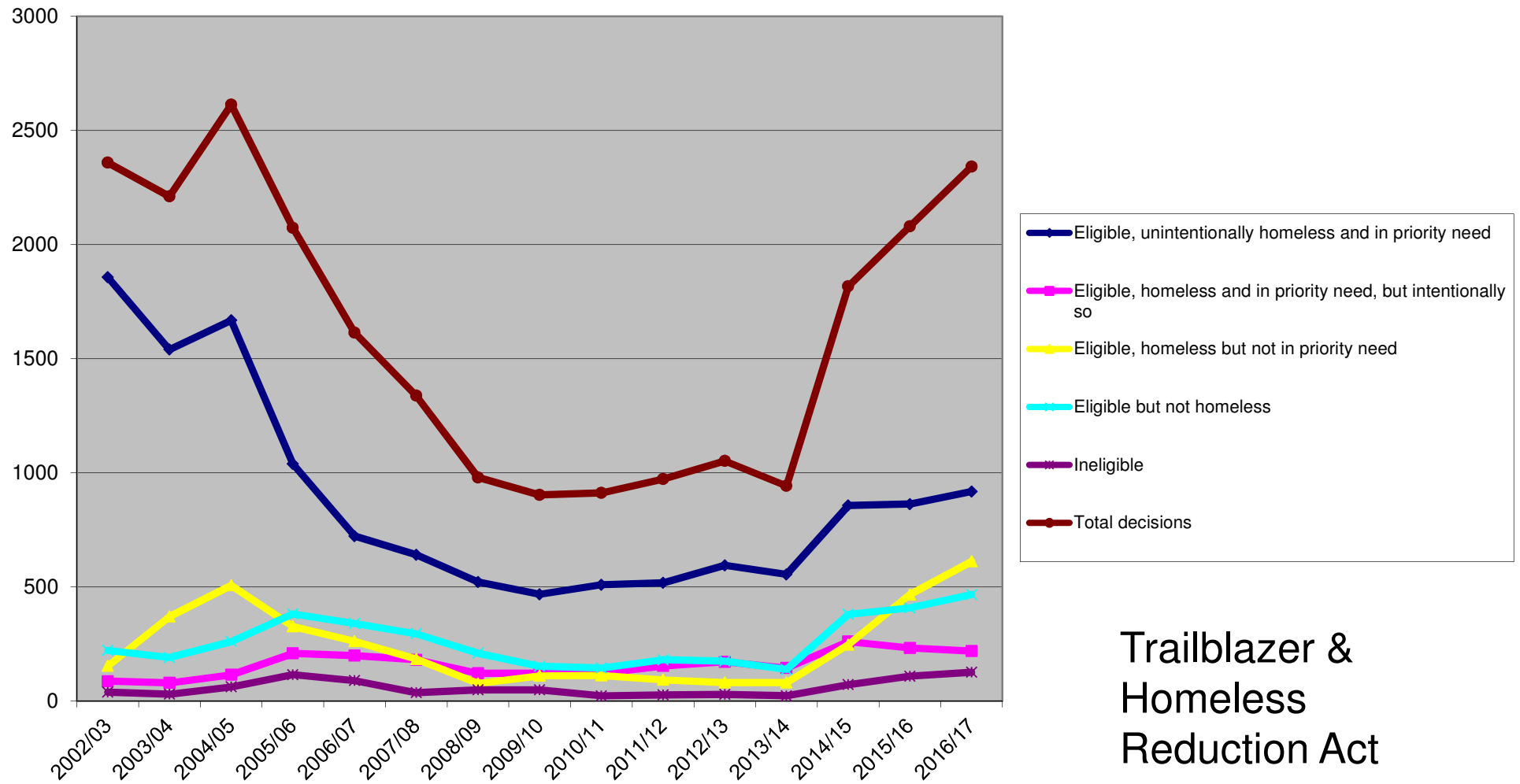
Reduction in social lettings



Lettings compared to the housing register

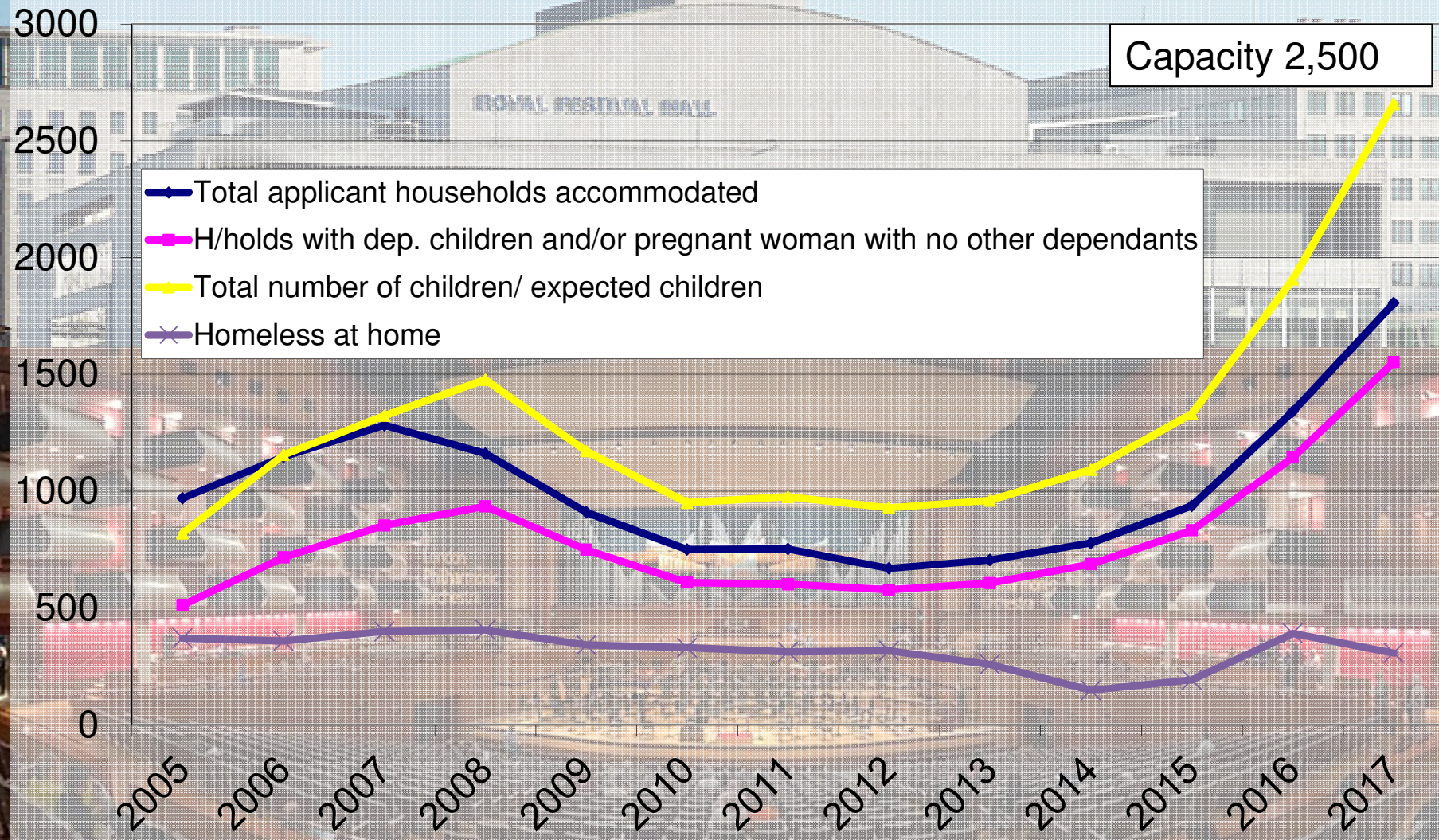


Changes in homelessness decisions

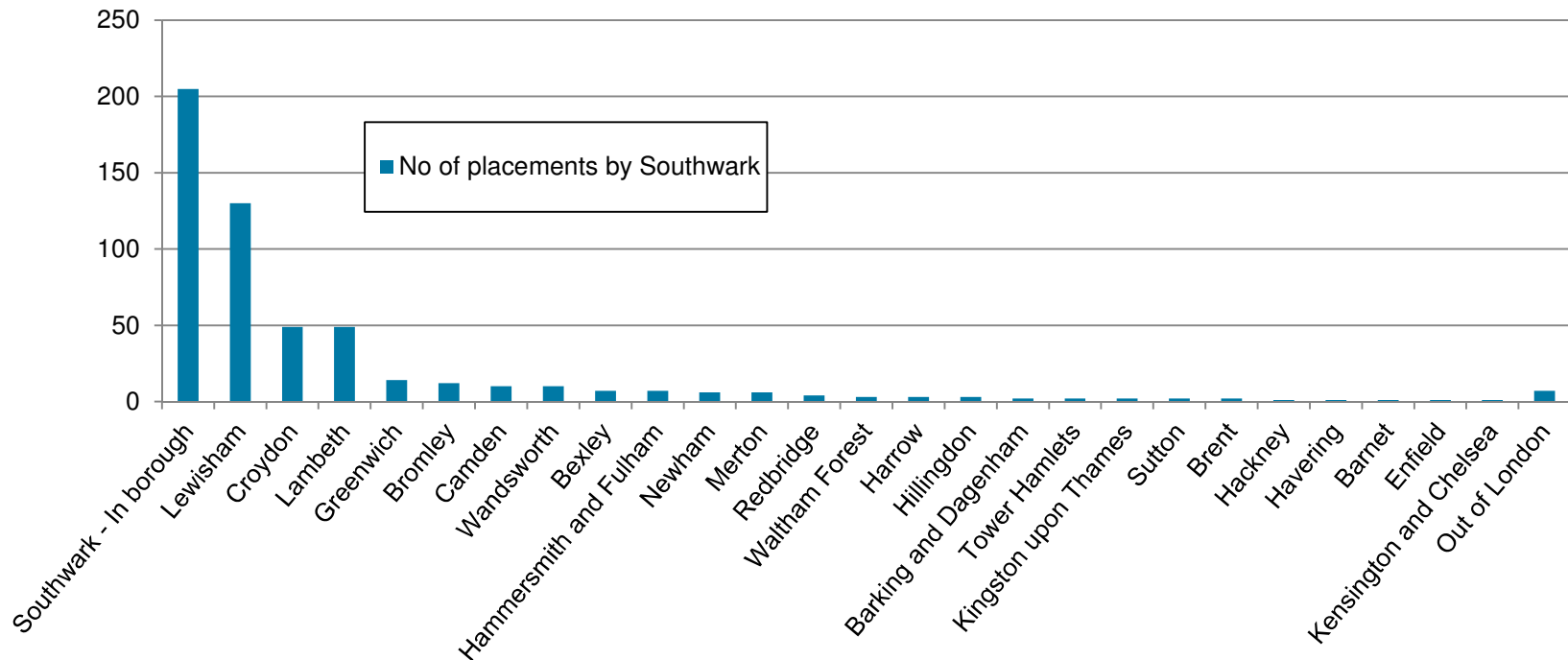
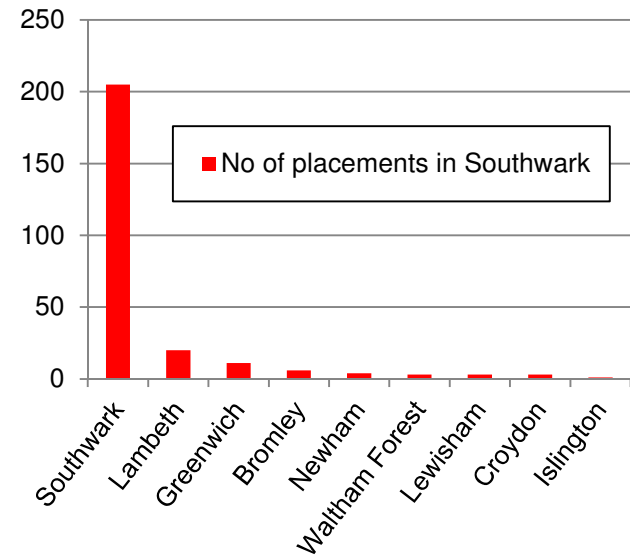
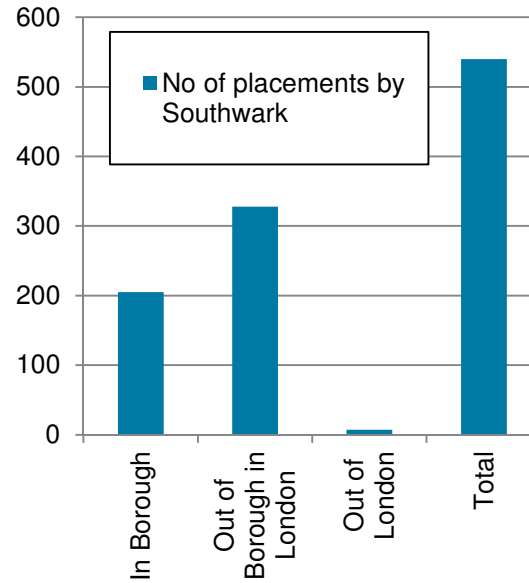


Trailblazer &
Homeless
Reduction Act

Households accommodated by Southwark as at 31st March (the total stood at 1,443 on 30th September 2018)



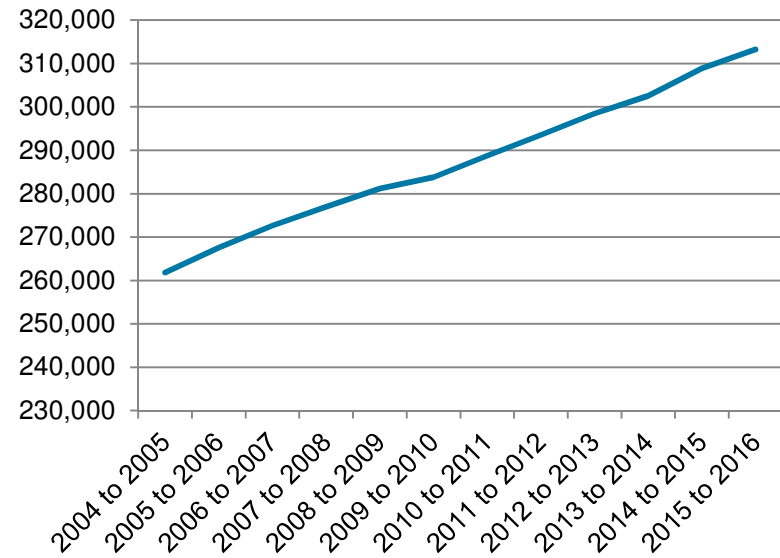
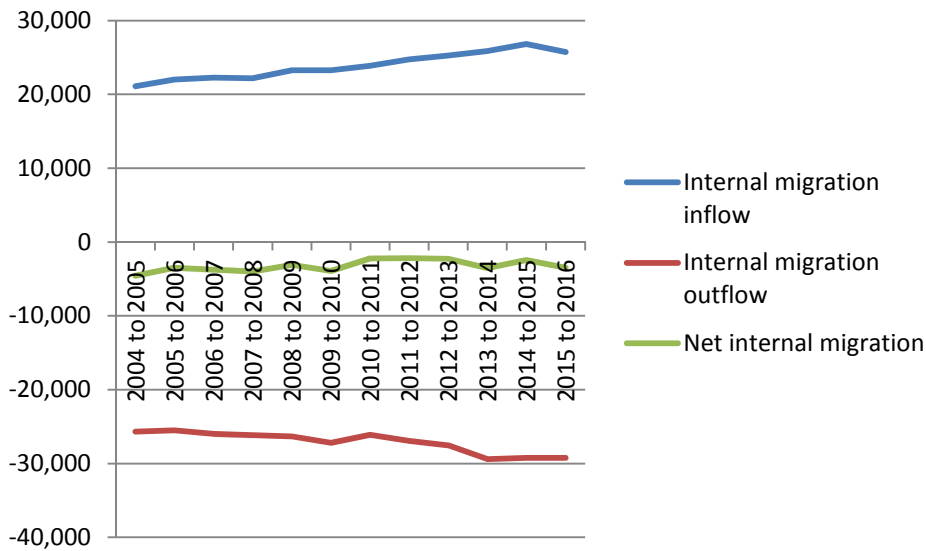
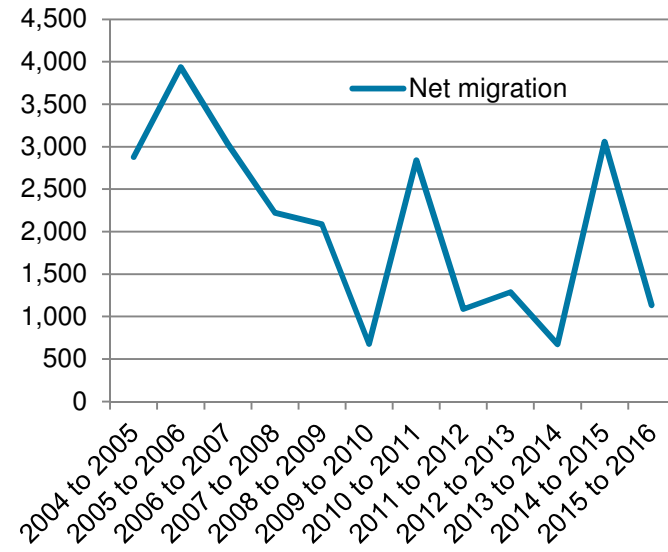
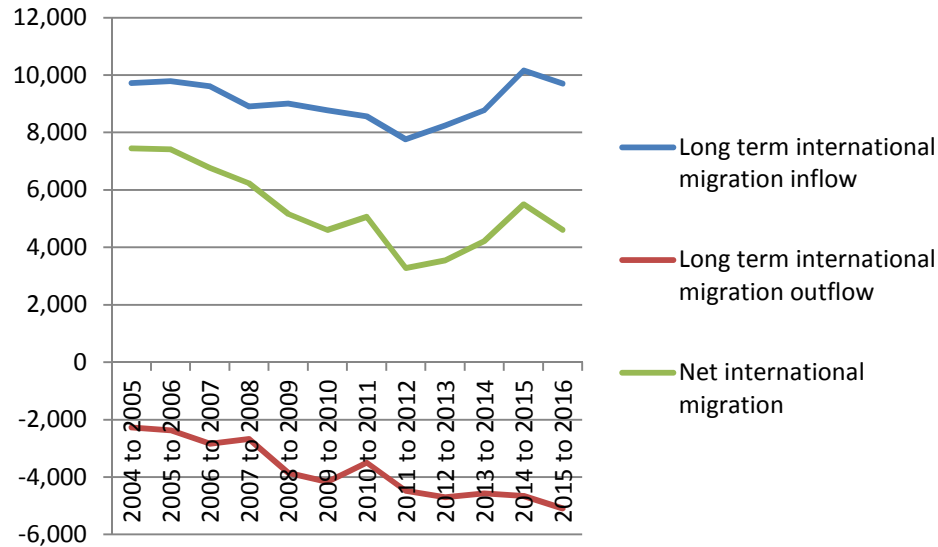
Temporary Accommodation placements Oct-Dec 2017



Notifications

- It is a statutory requirement under section 208 of the Housing Act 1996 for a placing local authority to notify the host local authority when placing a homeless household in their area, whether this is a TA placement or a discharge of the 'full housing duty'. The notification must be given within 14 days of the accommodation being offered to the household. The notification must contain the specific household and accommodation details set out in the Act.
- An Education Officer should know who has been placed in the Borough.
- **https://www.nhas.org.uk/docs/8367_NHAS_Out_of_Area_Best_Practice_Report_v21.pdf**

Further info on migration



Key changes in the Homelessness Reduction Act

Majority of new duties implemented in April 2018 and include:

- **Improved advice and information on homelessness and its prevention**
- **New duties to take “reasonable steps” to prevent and relieve homelessness**
- **Introduction of assessments and collaborative personalised housing plans**
- **Must be satisfied that accommodation available for at least 6 months**
- **Caveat - ‘deliberately and unreasonably’ refuse to cooperate - these decisions must take into account applicant’s particular circumstances and needs**
- **HRA does not change duty to provide housing for vulnerable people in ‘priority need’**

Housing & Planning Act 2016

- **Pay to stay – voluntary – ruled out in Southwark**
- **Forced sales of high value vacant stock – No requirement in 2017/18 or 2018/19**
- **HA RTB – Regional pilot in the Midlands**
- **20% starter homes – Now 10% affordable home ownership**
- **End of lifetime tenancies**

Other key changes

- **1% social rent reduction to continue to 2020**
- **Plan to cap social sector rents to LHA rate dropped.**
- **Proposed changes for supported housing**

Intermediate rent housing list

- **About to start consulting on list**
- **Most at rents at London Living Rent level set by the Mayor for those on household incomes up to £60K**
- **A small proportion at up to 80% market rent for those with incomes between £60k and £90K**
- **Priority for Keyworkers, Armed forces, Victims of DV, Carers, Families undertaking fostering adoption**
- **Keyworkers = NHS Nurses and other clinical staff, social workers, educational psychologists, fire fighters, police and support officers, teachers and teaching assistants in non-fee charging schools**
- **Please send us evidence of recruitment issues**

Summary of regeneration activity

- **Elephant and Castle – 5,000 new/replacement homes**
- **Aylesbury – Working with Notting Hill Housing Trust to deliver 4,000 new homes of which 50% will be affordable – Over next 20 years**
- **Canada Water – 4,500 new homes – 35% affordable**
- **Bermondsey Spa – 2,000 new homes 50% affordable**
- **Old Kent Road – 20,000 new homes, 7,000 affordable**

Further changes

- **Social housing Green Paper**
- **Impact of Welfare Reform including roll out of universal credit to existing HB claimants**
- **Recommendations from the Grenfell Tower Enquiry**
- **Impact of Brexit**
- **Housing & Planning Act 2016:**
 - **Regulations on lifetime tenancies and succession?**
 - **HA RTB and high value sales levy?**

Questions



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