



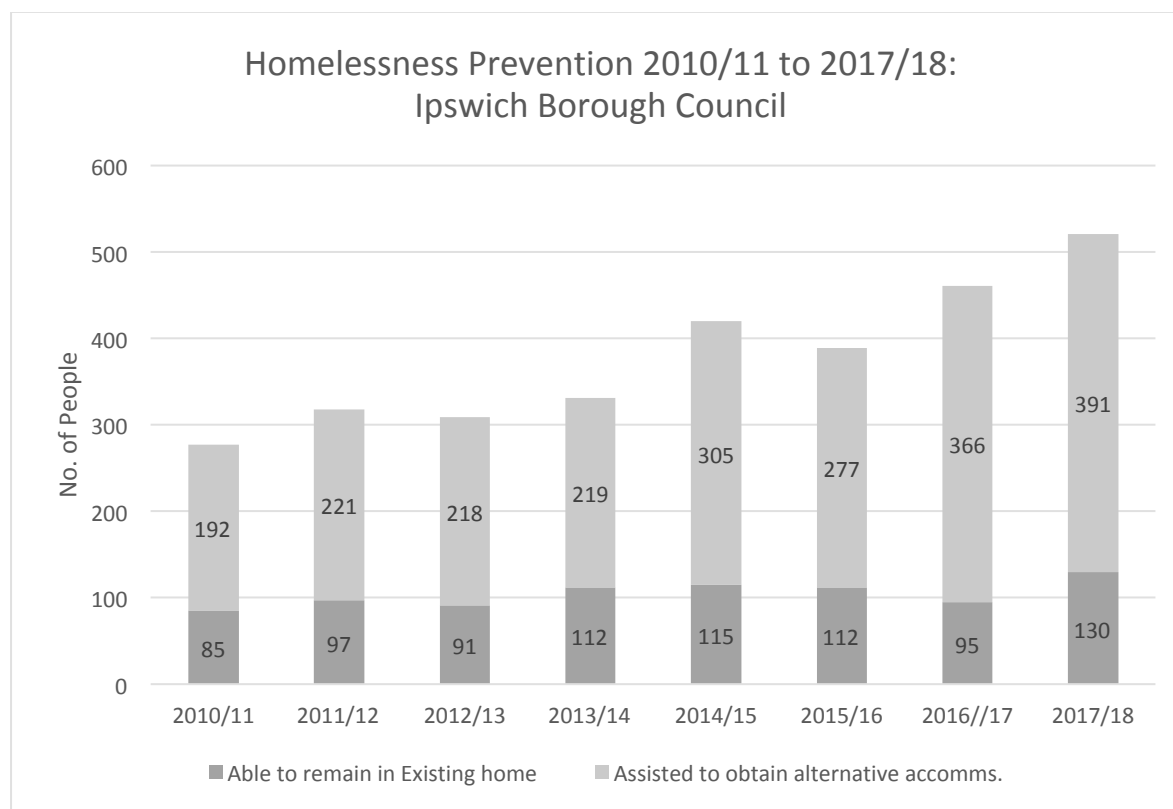
APPENDIX A

HOMELESSNESS REVIEW 2018

Homelessness Review

Commentary

In 2017/18 Ipswich Borough Council prevented homelessness in 521 cases; 130 households were able to remain in their existing homes and 391 households were assisted to find alternative accommodation. This is a 13% rise since 2016/17 and an 88% rise in preventions since 2010/11. This is different to the national picture: England as a whole saw a 0.5% decrease in preventions from 2016/17 to 2017/18 and only a 21% increase in preventions from 2010/11 to 2016/17.¹



In 2017/18 Ipswich Borough Council accepted 175 households as homeless, in priority need and not intentionally homeless. This is a rise of 2% since 2016/17 and a 75% increase in acceptances since 2010/11. Ipswich does not mirror the national trend; England as a whole saw a 4.2% decrease in acceptances from 2016/17 to 2017/18 and a 28% increase in acceptances since 2010/11.²

In 2017/18 there were 264 homeless presentations to Ipswich Borough Council. 62% of the presentations were from females and 38% from males. 36% of the presentations were from people aged between 20 and 29³; this is a higher proportion than is representative of the population of Ipswich as a whole; the 2011 Census recorded 15.5% of the population being between the age of 20 and 29.⁴

In 2017/18, 66% of accepted homeless households were in priority need due to having dependent children. This figure has remained broadly static since 2013/14. The second largest reason for

¹ Table 792: Total reported cases of homelessness prevention & relief by outcome & Local Authority. Gov.uk.

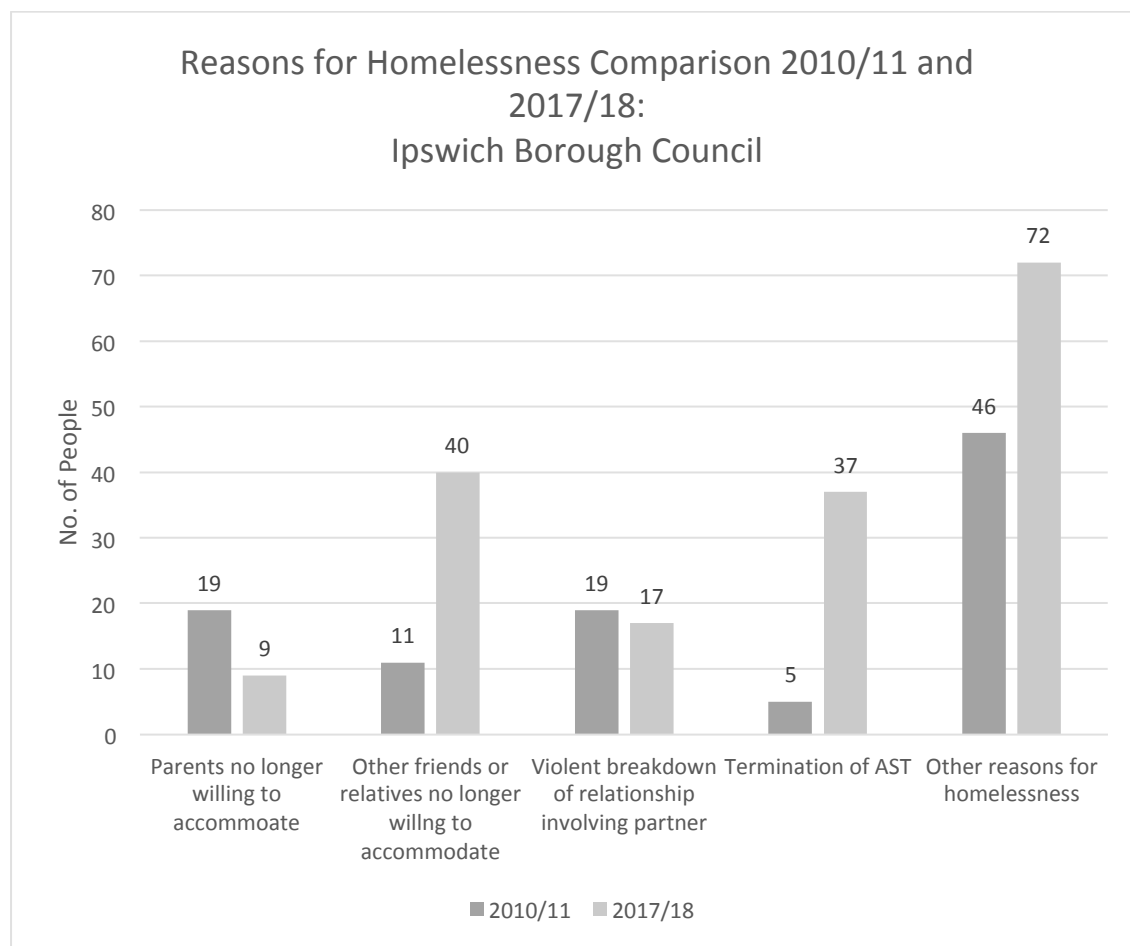
² Table 784: LA Actions under the homeless provisions of the Housing Acts 2004/05 – 2017/18. Gov.uk.

³ Business Support Unit, Housing Services, Ipswich Borough Council.

⁴ 2011 Census.

priority need of accepted homeless cases in 2017/18 was mental illness or disability; this accounted for almost 11% of all accepted cases.⁵

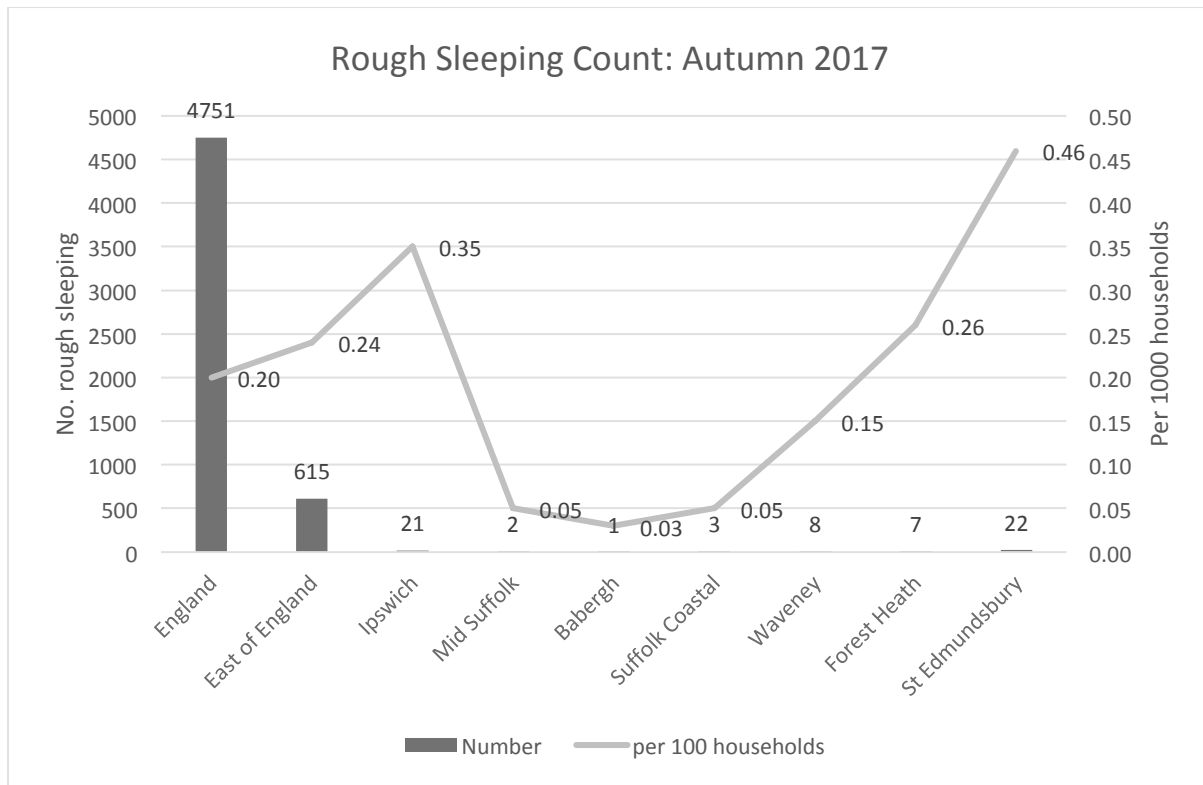
In 2017/18, 22% of all accepted households were homeless due to friends or relatives no longer being able to accommodate them and 21% were homeless due to the termination of an Assured Shorthold Tenancy. Almost 10% were homeless due to violent breakdown of a relationship involving a partner and 5% were homeless due to parents no longer willing to accommodate them.⁶



At the latest count in autumn 2017 there were estimated to be 21 people sleeping rough in Ipswich. This is a 22% decrease from the previous year, when there were estimated to be 27 people sleeping rough in Ipswich. However, there has been an over 60% increase in the number of people estimated to be rough sleeping since autumn 2010. The rough sleeping rate in Ipswich is 0.35 per 1000 households; this is more than the rough sleeping rate for England, the East of England and all the local districts except for St Edmundsbury. Ipswich Borough Council has successfully bid for Government funding to target and reduce rough sleeping in Ipswich.

⁵ Detailed Local Authority level homelessness figures; Gov.uk and P1E returns.

⁶ Detailed Local Authority level homelessness figures; Gov.uk and P1E returns.



In 2017/18, there were 710 lets in Ipswich through Choice Based Lettings. 146 of these were lets to households who had been accepted as homeless; this accounts for 21% of all the Choice Based Lettings in Ipswich that year. The proportion of lets to accepted homeless households is on an upward trend; in 2013/14, the percentage of lets to accepted homeless households was 14%. The overall number of lets in 2017/18 was 45% less than 2015/16 and 11% less than 2017/18.⁷

Ipswich has seen an increase in numbers in temporary accommodation; the official data is a snapshot of temporary accommodation use on 31st March every year. On 31st March 2018, Ipswich had 59 households in temporary accommodation; this is the largest number since 31st March 2011. This equates to a 20% rise since 31st March 2017 and a 51% increase since 31st March 2010. This data mirrors the national trend; England saw a 3% rise in temporary accommodation use from 2017 to 2018 and a 55% increase since 31st March 2010.⁸ Ipswich also records this data on a weekly basis; looking at a snapshot (1st Wednesday of every month) shows that there has been a 21% increase in households in temporary accommodation from October 2017 (61 households) to October 2018 (77 households).⁹ The average length of stay in temporary accommodation has increased by 100% since March 2014 when the average length of stay in temporary accommodation was 7 weeks; the average length of stay in temporary accommodation in March 2018 was 14 weeks.¹⁰

Housing related support services help people to live independently or move on to independent living, this can include people receiving support to: set up and maintain their home, manage safety and security of their accommodation and maintain their health and wellbeing. In Ipswich in 2017/18, there were 984 applications for accommodation through Housing Related Support and 428

⁷ Accommodation Team, Ipswich Borough Council.

⁸ Table 784: LA Actions under the homeless provisions of the Housing Acts 2004/05 – 2017/18. Gov.uk.

⁹ IHMS Weekly Accommodation Report, Business Support Unit, Ipswich Borough Council.

¹⁰ Accommodation Team, Ipswich Borough Council.

application for community support. In the same year, 246 applicants were assisted with accommodation and 376 applicants were assisted with community support.

Evidence

1. Homelessness Preventions and Relief: Ipswich:

Year	PREVENTION					RELIEF		
	Able to remain in Existing home	Assisted to obtain alternative accomms.	Total	Rate per 1000 households		Total:	Rate per 1000 households	
				Ipswich	England		Ipswich	England
2010/11	85	192	277	5	7.6	161	2.9	1.1
2011/12	97	221	318	5.8	8	108	2	1.1
2012/13	91	218	309	5.33	8.15	87	1.5	0.94
2013/14	112	219	331	5.67	9.33	108	1.85	0.82
2014/15	115	305	420	7.13	9.03	102	1.73	0.69
2015/16	112	277	389	6.54	8.64	83	1.4	0.63
2016//17	95	366	461	7.77	8.59	87	1.47	0.64
2017/18	130	391	521	8.7	8.49	80	1.34	0.68

Source: Table 792: Total reported cases of homelessness prevention and relief by outcome and Local Authority. GOV.UK.

2. Homeless Presentations and Acceptances: Ipswich:

	Total Presentations	Accepted as being Homeless and in Priority Need	Acceptances per 1000 households
2013/14	230	151	2.59
2014/15	205	144	2.40
2015/16	221	161	2.71
2016/17	242	171	2.88
2017/18	264	175	2.92

Source: Table 784: Local Authorities actions under the homeless provisions of the Housing Acts, Financial years 2004-05 to 2016-17. GOV.UK.

3. Homeless Presentations and Acceptances: Comparison with Cambridge and Norwich:

	CAMBRIDGE			NORWICH		
	Presentations	Accepted as being Homeless and in Priority Need	Acceptances per 1000 households	Presentations	Accepted as being Homeless and in Priority Need	Acceptances per 1000 households
2013/14	184	127	2.70	292	58	0.95

2014/15	240	143	3.02	317	61	0.98
2015/16	395	172	3.62	268	69	1.10
2016/17	374	130	2.61	447	86	1.35
2017/18	333	112	2.23	281	64	1.00

Source: Table 784: Local Authorities actions under the homeless provisions of the Housing Acts, Financial years 2004-05 to 2016-17. GOV.UK.

4. Homeless Households: Characteristics: Ipswich: 2017-2018:

Gender	Male			Female		
	100 (38%)			164 (62%)		
Sexuality	Heterosexual	Gay Man	Lesbian	Bi-sexual	Not Stated	
	134 (51%)	1	0	1	128 (48%)	
Age Band	Under 20	20-29	30-39	40-59	60+	
	41 (16%)	96 (36%)	61 (23%)	55 (21%)	11 (4%)	
Religion	Christian	Muslim	Other	None	Not disclosed	
	15 (6%)	6 (2%)	5 (2%)	44 (17%)	194 (73%)	
Ethnic Origin	White	Black	Asian	Mixed	Chinese or Other	Not Disclosed
	197 (75%)	11 (4%)	6 (2%)	9 (3%)	5 (2%)	36 (14%)
Disability	No			Yes		
	252 (95%)			12 (5%)		
Marital Status	Married/ Civil Partner	Co-habiting	Divorced	Single	Not Disclosed	
	18 (7%)	10 (4%)	4 (2%)	100 (38%)	132 (50%)	

Source: Business Support Unit, Housing Services, Ipswich Borough Council.

5. Homelessness Acceptances by Priority Need category: Ipswich:

	2010 - 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
Homeless due to Emergency	1	2	1	1	0	1	0	0
Households with children	55	64	93	96	85	96	109	116
Households with pregnant member and no other dependent children	14	11	15	14	19	18	12	11
Aged 16/17	1	0	2	1	2	1	1	2
In care and aged 18-20	2	13	7	8	6	4	8	5

Old Age	0	0	4	0	0	0	0	3
Physical Disability	4	6	11	7	6	6	11	12
Mental illness or disability	11	18	28	9	11	12	18	19
Drug dependency	0	0	1	0	0	1	0	1
Alcohol dependency	0	0	1	1	0	1	0	0
Former Asylum Seeker	0	0	1	1	0	0	0	0
Other	4	2	0	0	2	11	5	3
Been in Care	0	0	0	1	0	0	1	0
Served in HM Armed Forces	0	0	0	0	0	0	0	0
Been in Custody/ On remand	0	0	0	0	0	0	0	0
Violence/Threat of Violence	8	28	13	12	13	10	6	3
<i>(Domestic Violence – included in above)</i>	-7	-21	-11	-10	-12	-9	-6	-2
TOTAL:	100	144	177	151	144	161	171	175

Source: Detailed Local Authority level homelessness figures: GOV.UK website and P1E returns.

6. Homelessness Acceptances by Reasons for Homelessness: Ipswich:

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Parents no longer willing to accommodate	19 19%	18 13%	25 14%	15 10%	9 6%	7 4%	11 6%	9 5%
Other relatives or friends no longer willing to accommodate	11 11%	12 8%	26 15%	38 25%	38 26%	42 26%	45 26%	40 23%
Non-violent breakdown of relationship with partner	5 5%	7 5%	13 7%	13 9%	6 4%	7 4%	8 5%	10 6%
Violence: Violent breakdown of relationship, involving partner	19 19%	32 22%	29 16%	23 15%	23 16%	19 12%	18 11%	17 10%
Violence: Violent breakdown of relationship involving associated persons	0 0%	4 3%	1 1%	2 1%	2 1%	1 1%	1 1%	2 1%
Violence: Racially motivated violence	0 0%	1 1%	0 0%	0 0%	0 0%	0 0%	0 0%	1 1%
Violence: Other forms of violence	6 6%	8 6%	5 3%	3 2%	3 2%	3 2%	2 1%	3 2%
Harassment, threats or intimidation: Racially motivated harassment	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%
Harassment, threats or intimidation: Other forms of harassment	1 1%	4 3%	2 1%	0 0%	1 1%	3 2%	0 0%	3 2%

Mortgage arrears (repossession or other loss of home)	2 2%	3 2%	3 2%	3 2%	0 0%	1 1%	0 0%	2 1%
Rent arrears on: Local authority or other public sector dwellings	1 1%	0 0%	0 0%	1 1%	0 0%	1 1%	1 1%	0 0%
Rent arrears on: Registered provider dwelling	0 0%	1 1%	0 0%	0 0%	1 1%	0 0%	0 0%	2 1%
Rent arrears on: private sector dwelling	2 2%	2 1%	9 5%	7 5%	10 7%	8 5%	3 2%	6 3%
Loss of rented or tied accommodation due to: termination of AST	5 5%	8 6%	6 3%	11 7%	8 6%	9 6%	13 8%	37 21%
Loss of rented or tied accommodation due to: Reasons other than termination of AST	7 7%	8 6%	20 11%	13 9%	13 9%	39 24%	17 10%	5 3%
Loss of rented or tied accommodation due to: Required to leave accommodation provided by Home Office as asylum support	7 7%	8 6%	8 5%	3 2%	7 5%	3 2%	0 0%	1 1%
Left an institution or LA care: Left prison/ on remand	0 0%	1 1%	0 0%	0 0%	1 1%	1 1%	0 0%	2 1%
Left an institution or LA Care: Left hospital	5 5%	6 4%	7 4%	1 1%	2 1%	7 4%	6 4%	7 4%
Left an institution or LA care: Left other institution or LA care.	0 0%	7 5%	3 2%	3 2%	2 1%	0 0%	6 4%	3 2%
Other reasons for loss of last settled home: Left HM Forces	0 0%	0 0%	0 0%	1 1%	0 0%	0 0%	1 1%	0 0%
Other reason for loss of last settled home: Other reasons (eg homeless in emergency, sleeping rough or in hostel, returned from abroad).	10 10%	14 10%	20 11%	14 9%	18 13%	10 6%	39 23%	25 14%
TOTAL:	100	144	177	151	144	161	171	175

Detailed Local Authority level homelessness figures: GOV.UK website and P1E returns.

7. Rough Sleeping:

YEAR	Number of rough sleepers in Ipswich
Autumn 2010	13
Autumn 2011	7
Autumn 2012	7
Autumn 2013	5
Autumn 2014	8
Autumn 2015	16
Autumn 2016	27
Autumn 2017	21

2016 Rough Sleeping rate (per 1000 households)	
England	0.18
London	0.27
Rest of England	0.16
IPSWICH	0.45

2017 Rough Sleeping	Number	per 1000 households
England	4751	0.20
London	1137	0.31
East of England	615	0.24
Ipswich	21	0.35
Mid Suffolk	2	0.05
Babergh	1	0.03
Suffolk Coastal	3	0.05
Waveney	8	0.15
Forest Heath	7	0.26
St Edmundsbury	22	0.46

Source: All data from: Rough Sleeping In England, part of Homelessness Statistics Collection. GOV.UK.

8. Ipswich Housing Action Group: Money Advice Service

Month	Referrals made to MAS	Cases Closed	Homelessness Prevented
April 17	24	11	no data
May 17	21	14	no data
June 17	no data	no data	no data
July 17	16	14	6
Aug 17	21	16	7
Sept 17	37	10	7
Oct 17	27	20	9
Nov 17	35	7	0
Dec 17	16	10	3
Jan 18	40	9	4
Feb 18	26	20	7
Mar 18	35	11	7
Apr 18	29	21	9
May 18	21	31	6
June 18	25	29	5
July 18	44	16	11
Aug 18	31	20	3
Sept 18	23	19	10

Source: IHAG Money Advice Service Monthly Reports

9. Accepted Homeless Households housed through Choice Based Lettings:

	Studio	1bed	2bed	3bed	4bed +	Total	All lets	% of all lets
2013/14	1	24	78	19	2	124	877	14%
2014/15	1	28	90	24	0	143	865	17%
2015/16	1	24	75	25	0	125	1031	12%
2016/17	2	27	80	31	3	143	789	18%
2017/18	3	34	80	29	0	146	710	21%

Source: Accommodation Team, Ipswich Borough Council.

	Acceptances	Lets to Homeless acceptances	% of discharges through CBL
2013/14	151	124	82%
2014/15	144	143	99%
2015/16	161	125	78%
2016/17	171	143	84%
2017/18	175	146	83%
Total	802	681	85%

Source: Accommodation Team, Ipswich Borough Council.

10. Households in Temporary Accommodation:

	31st March 2013	31 st March 2014	31 st March 2015	31 st March 2016	31 st March 2017	31 st March 2018
Bed and Breakfast	8	14	10	18	18	23
Hostels (IBC owned Temporary Accommodation)	23	25	24	33	31	29
LA/HA Stock	11	8	-*	-*	0	0
Private Sector Leased (by LA or RSL)	0	0	-*	-*	0	0
Other types (including Private Landlord)	0	0	-*	-*	0	7
Total	42	47	38	51	49	59

*Missing info due to value being less than 5. Yearly total is correct.

Source: Table 784: Local Authorities actions under the homeless provisions of the Housing Acts, Financial years 2004-05 to 2016-17. GOV.UK website.

Snapshot: 1st Wednesday of the month
Number of Households in Temp. Accommodation

September 2017	60
October 2017	61
November 2017	52
December 2017	59
January 2018	54
February 2018	53
March 2018	53
April 2018	60
May 2018	56
June 2018	56
July 2018	63
August 2018	64
September 2018	70
October 2018	77

Source: Accommodation Team, Ipswich Borough Council.

11. Average length of time in Temporary Accommodation:

As at	Weeks
March 2014	7
March 2015	9
March 2016	11
March 2017	12
March 2018	14

Source: Accommodation Team, Ipswich Borough Council.

12. Housing Related Support:

Number of applications in Ipswich:

Application received in IPSWICH	Y1 Total April 17 - March 18	Y2 Q1 April 18 – June 18	Y2 Q2 July 18– Sept 18
Accommodation	984	230	246
Community Support	428	98	122

Source: Housing Related Support, Suffolk County Council.

Number of Placements per annum in Ipswich:

Placements made in IPSWICH	Y1 Total April 17 – March 18	Y2 Q1 April 18 – June 18	Y2 Q2 July 18– Sept 18
Accommodation	246	71	96
Community Support	376	60	90

Source: Housing Related Support, Suffolk County Council.

Waiting time for ACCOMMODATION in Ipswich (Unmet Demand):

Y1 Total April 17 – March 18	Y2 Q1 April 18 – June 18	Y2 Q2 July 18– Sept 18
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Timescale	No	%	No	%	No	%
0-1 month	43	15%	49	17%	38	12%
1-3 months	97	34%	77	27%	108	34%
3-6 months	84	29%	94	33%	103	32%
6 months+	64	22%	61	22%	72	22%
Totals	288		281		321	

Source: Housing Related Support, Suffolk County Council.

Waiting time for COMMUNITY SUPPORT in Ipswich (Unmet Demand):

Timescale	Y1 Total		Y2 Q1		Y2 Q2	
	April 17 – March 18		April 18 – June 18		July 18 – Sept 18	
	No	%	No	%	No	%
0-1 month	11	22%	7	22%	16	33%
1-3 months	26	51%	14	44%	15	31%
3-6 months	12	23%	7	22%	14	29%
6 months+	2	4%	4	13%	4	8%
Totals	51		32		49	

Source: Housing Related Support, Suffolk County Council.

13. Services/ Provision Review:

Please note that this is not a directory of services/service providers but seeks to provide an overall view of the level of services/provision in the Borough.

Type of Service/Provision Eg: Supported Accommodation	Service Capacity Eg: 100 bed spaces, 70 voids per annum	Provider (s) Eg: YMCA	Demand on Service Eg: 500 applications per year. 3 year wait for offer	Issues/Assessment Eg: Inadequate provision.
Mediation	Nil			Previously some Housing Options Staff were trained Mediators. However, due to staff turnover this resource is not currently available.
Money Advice	300 referrals per annum	IHAG	351 referrals made August 17 – July 18	Service to be reviewed
Emergency Rough Sleeper Accommodation	2 - EDABS	IBC	Overall 90% occupancy	MHCLG funded programmes in place. Development of void/usage under way by IBC Rough Sleeping Co-ordinator will provide
	15 - IWINS	SELIG		
	4 - SSEA	HRS		
	3 - STEP	IBC		

	3 - SWEP	IBC	45 nights accommodation for 41 individuals winter 2017/18	accurate data regarding demand and availability of bed spaces from 14th Aug
Rough Sleeper Support	8 - 4 Drug & Alcohol support officers, 2 outreach and 2 inreach workers. Plus Health Outreach			
Food Bank	5000 food parcels per annum	FIND	In 2017 5000 parcels distributed Estimated increase this year between 25% and 50%	Service dependant on goodwill and volunteers.
Hostel/ Supported Housing through Housing Related Support - Accommodation	386 bed spaces	HRS	984 applications in 2017/18, 246 placements. 51% of applications wait at least 3 months for placement.	25/10/18 The 7 Suffolk Districts, with County have just recruited to a 12 month fixed term post of Housing Related Support Review Officer, who should be looking at future demands and service requirements.
Community (Floating) Support	356 hours per week	HomeGroup	428 applications in 2017/18, 376 placements. 27% of applicants wait at least 3 months for placement.	25/10/18 The 7 Suffolk Districts, with County have just recruited to a 12 month fixed term post of Housing Related Support Review Officer, who should be looking at future demands and service requirements.
Social Housing	710 lets per annum falling number per year	IBC Housing Register - Homechoice	Proportion of lets to homeless households has increased to 21% from 12% 3 years ago	Reduced supply, increased demand.
Mother & Baby accommodation	11 Units	Riverside Housing (Peppercorn Lodge)	Accessed via Allocation Panel.	

Mental Health Services - Accommodation	To be confirmed.	Julian Support	Accessed via Allocation Panel	Only accessible to those with long and enduring mental health issues and are in need of MH secondary services.
Womens Refuge	15 rooms	Lighthouse Womens Aid	Direct access via referral and phone interview process.	They do not have staff on site 24/7 therefore; they do not tend to take those with drug/alcohol or mental health issues that are not sufficiently controlled.
G&T	41 pitches	West Meadows	Currently run by Norfolk & Suffolk Gypsy, Roma & Traveller Service.	
Community Advice Centres	Lighthouse Womens Aid, IHAG chapman centre			