

Public Document Pack



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To all Members of the Cabinet

24 October 2018

Our ref: C/MAS

Dear Member,

Supplementary Agenda – Meeting of the Cabinet - Tuesday, 30th October, 2018

You should hopefully by now have received the agenda and documentation for the above meeting. The purpose of this letter is to advise you of an additional item for consideration at that meeting.

With the agreement of the Chair, Councillor Duggins, the following report is to be considered as urgent business at the above meeting, the reason for urgency being to enable the statutory consultation to commence without delay to meet the consultation timeframe.

11a Draft Housing and Homelessness Strategy 2019-2024 Public Consultation (Pages 3 - 60)

If you have any queries, please do not hesitate to contact me on the telephone number shown above.

Yours sincerely

Michelle Salmon
Governance Services Officer



INVESTOR IN PEOPLE

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Cabinet

30 October 2018

Name of Cabinet Member:

Cabinet Member for Housing and Communities - Councillor Ruane

Director Approving Submission of the report:

Deputy Chief Executive, Place

Ward(s) affected:

All

Title:

Draft Housing & Homelessness Strategy 2019-24 Public Consultation

Is this a key decision?

No

Executive Summary:

The Council is required to have an up to date Strategy to prevent homelessness. The current Housing & Homelessness Strategy covers the period from 2013 to 2018. Following engagement with key stakeholders, a draft Housing & Homelessness Strategy for 2019-24 has been produced. This report is requesting permission from Cabinet to carry out public consultation on this draft strategy.

Recommendations:

Cabinet is recommended to:

1. Approve a period of public consultation with the local community and key stakeholders on the Draft Housing & Homelessness Strategy 2019-24, as attached at Appendix 1.
2. Instruct officers to produce a Final Housing & Homelessness Strategy following this consultation, for approval and adoption by Cabinet and Council.

List of Appendices included:

Appendix 1: Draft Housing & Homelessness Strategy 2019-24

Appendix 2: Draft Action Plan

Appendix 3: Equality and Consultation Analysis (ECA) Part 1

Background papers:

Coventry Homelessness Review 2018
(to be published as part of the public consultation, if consultation is approved)

Other useful documents

Homelessness Code of Guidance for Local Authorities (2018) Ministry of Housing, Communities and Local Government – Available here: <https://www.gov.uk/guidance/homelessness-code-of-guidance-for-local-authorities>

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Draft Housing & Homelessness Strategy 2019-24 Public Consultation

1. Context (or background)

- 1.1 The Council is required to develop and publish a Strategy to prevent homelessness in the district every five years, under Section 1 of the Homelessness Act 2002. A Draft Housing & Homelessness Strategy for 2019-24 has been developed (and is attached as appendix 1).
- 1.2 The Housing Strategy and Homelessness Strategy have been combined into one document. Activities to prevent homelessness are dependent on the availability of additional housing, an improvement in the management and quality of existing housing, and the advice and support available to people who need it to successfully maintain their home. This approach means that the Homelessness Strategy can be read as 'part of the bigger picture' within Coventry's wider Housing Strategy and is not seen in isolation from the range of other housing factors that influence homelessness.
- 1.3 The Draft Housing & Homelessness Strategy 2019-24 focusses on four main themes: Preventing homelessness and supporting homeless households; New housing development; Improving the use of existing homes; and Support for people and communities.
- 1.4 *Preventing homelessness and supporting homeless households* - This theme will be the Homelessness Strategy for the city and will embed the principles of preventing homelessness and providing effective support if people do become homeless, through adoption of the pathways model. To achieve this, actions will be put in place to increase effective partnership working both within the Council and with relevant partners, improve the information and advice available, and include support for people to sustain tenancies and build resilience to avoid the future risk of homelessness. This will include a review of the Coventry Homefinder policy and the re-commissioning of homeless and ex-offender accommodation and floating support services.
- 1.5 *New Housing Development* – this theme will focus on ensuring that the growth needs of the city are met with an appropriate mix of housing types and tenures. To achieve this, actions will be put in place to develop the relevant supplementary planning documents (SPDs), to work collaboratively with developers, Registered Providers (housing associations) and Homes England to ensure that affordable housing needs are met, and improve the design and diversity of new housing development.
- 1.6 *Improving the use of existing homes* – this theme will focus on the city's existing housing stock and ensure it is used in the most effective and efficient way to meet the needs of local people. To achieve this, actions will be put in place to reduce the number of empty homes, improve the standard and management of rented housing, including exploring options for discretionary licensing, and improve the quality of existing homes through energy efficiency measures etc.
- 1.7 *Support for people and communities* – this theme will focus on ensuring that the city's housing is fit for an aging population, people that need support to live independently are able to access it, and support for communities to influence housing in their area through Neighbourhood Plans and regeneration. To achieve this, actions will be put in place to assess the need for supported housing, administer disabled facilities grants (DFGs), and support communities that want to prepare a neighbourhood plan.
- 1.8 The Draft Action Plan is published alongside the Draft Housing & Homelessness Strategy at appendix 2 to this report. Once approved, the action plan will be regularly reviewed and

updated to ensure that actions are being progressed and respond to any changes in trends or issues that emerge during the lifetime of the Strategy.

- 1.9 It is proposed that a public consultation is now carried out on this Draft Housing & Homelessness Strategy with the local community and key stakeholders. This report therefore requests permission from Cabinet to carry out this public consultation.

2. Options considered and recommended proposal

- 2.1 Option 1 (recommended): to carry out a public consultation on the Draft Housing & Homelessness Strategy 2019-24 as attached at Appendix 1, and then taking into account all responses and making amendments as necessary, to produce a final Strategy to be approved by Cabinet and Council in early 2019.
- 2.2 Option 2: to publish and approve a new Housing & Homelessness Strategy without carrying out any public consultation. This is not recommended. Housing and homelessness issues are complex and tackling homelessness requires a partnership approach. Members of the public, key stakeholders and organisations interested in housing and homelessness should have the opportunity to formally input into the development of the final Strategy. Statutory guidance (in the Homelessness Code of Guidance for Local Authorities) states that relevant stakeholders must be consulted before adopting or modifying a homelessness strategy.
- 2.3 Option 3: not to publish a new Housing & Homelessness Strategy. This is not recommended, as it is a legislative requirement under Section 1 of the Homelessness Act 2002 for the Local Authority to carry out a review of homelessness and publish a homelessness strategy every five years.

3. Results of consultation undertaken

- 3.1 During the development of the Draft Housing & Homelessness Strategy, discussions have been held with many of the key stakeholders around formulating the themes, priorities and actions that have been identified and included in the Draft. This has included relevant internal and external stakeholders and means the strategy has been developed on a cross-directorate basis and with input from the Councils key partners. Discussion has also been had at existing forums and workshops including the city's new Homelessness Forum.
- 3.2 This report now seeks approval to conduct a wider, public consultation on the Draft Housing & Homelessness Strategy to ensure that members of the public, who have concerns or are affected by the issues around housing & homelessness, are able to input into the final Strategy, as well as any stakeholders or organisations who have an interest in the issues and proposed solutions.

4. Timetable for implementing this decision

- 4.1 If approved, the public consultation will be carried out over a period of six weeks from 6th November to 18th December 2018.
- 4.2 Responses will then be taken into account and necessary amendments made, with a final Strategy being presented to Cabinet and Council for approval in early 2019.

5. Comments from Director of Finance and Corporate Services

5.1 Financial implications

The recommendations in this report will not incur any additional financial implications and will be managed within existing resources.

Elements of the Draft Housing & Homelessness Strategy and the Draft Action Plan may have financial implications. These will be subject to further Cabinet and Council reports as appropriate or subject to individual business case reports as necessary.

5.2 Legal implications

The Homelessness Act 2002 introduced the requirement for Local Authorities to carry out a Homelessness Review and develop and publish a Homelessness Strategy. Paragraph 2.24 of the Homelessness Code of Guidance for Local Authorities (2018) clarifies that this means a strategy for:

- a) Preventing homelessness in the district
- b) Securing that sufficient accommodation is and will be available for people in the district who are or may become homeless
- c) Securing the satisfactory provision of support for people in the district who are or may become homeless or who have been homeless and need support to prevent them becoming homeless again.

The Homelessness Code of Guidance for Local Authorities (2018) clarifies that this should now include the additional duties introduced through the Homelessness Reduction Act 2017.

The Code also states that “Housing authorities must consult public or local authorities, voluntary organisations or other persons as they consider appropriate before adopting or modifying a homelessness strategy. Housing authorities will also wish to consult with service users and specialist agencies that provide support to homeless people in the district.” (Para 2.10)

Coventry City Council has decided to combine the Housing Strategy and Homelessness Strategy into one document, which is permissible under paragraph 2.9 of the Code.

Failure to have an updated Homelessness Strategy may impact the Council’s ability to defend challenges to decision made under the Housing Act 1996 as amended by the Homelessness Reduction Act 2017. In accordance with s1(4) of the 2002 Act the Council must ensure that the new homelessness strategy is published within the period of five years beginning with the day on which the last homelessness strategy was published; failure to do so would mean that the council has not complied with its legal obligation.

6. Other implications

6.1 How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)?

The Draft Housing & Homelessness Strategy 2019-24 will contribute to meeting the priorities in the Corporate Plan, specifically:

- Globally Connected – increasing the supply choice and quality of housing
- Globally Connected – reducing the impact of poverty
- Locally Committed – Protecting our most vulnerable people (including preventing homelessness and helping people who do become homeless)
- Locally Connected – Improve health and wellbeing
- Locally Connected – Reducing health inequalities.

6.2 How is risk being managed?

There are no specific risks from the decision to approve a public consultation on the Draft Housing & Homelessness Strategy 2019-24. A decision not to go ahead with the consultation would carry risks as described in the options.

6.3 What is the impact on the organisation?

There is no impact on the organisation from the decision to approve a public consultation on the Draft Housing & Homelessness Strategy 2019-24.

6.4 Equalities / EIA

An Equalities and Consultation Analysis (ECA) Part 1 has been carried out during the development of the Draft Housing & Homelessness Strategy 2019-24. This will be updated for the Final Housing & Homelessness Strategy following the public consultation (Part 2).

In 2017/18 there were 557 households accepted as statutorily homeless. The majority (69%) of statutory homeless households had a dependent child or children and 50% were female lone parents. 63% of statutory homeless households were White, 17% were Black and 7% were Asian. 26% were under 25, 72% were aged between 25 and 64, and only 2% were aged 65 or over.

The implementation of the Homelessness Reduction Act 2017 in April 2018 means that the Council now has additional duties to prevent homelessness and to help to secure accommodation for all eligible households, regardless of whether they are in a 'priority need' category. This will increase the help given to single people and those without dependent children, especially single men, who have previously not been in a 'priority need' category.

6.5 Implications for (or impact on) the environment

There is no impact on the environment from the decision to approve a public consultation on the Draft Housing & Homelessness Strategy 2019-24.

The Draft Strategy document itself includes priorities to improve the energy efficiency of existing and new dwellings and promotion of sustainable development principles.

6.6 Implications for partner organisations?

Partner organisations may wish to comment on the Draft Housing & Homelessness Strategy 2019-24 as part of the public consultation.

Within the Draft Strategy itself, the role of partner organisations and the importance of collaborative working is highlighted.

Report author(s):

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Place

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Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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Andrew Walster	Director, Streetscene & Regulatory Services	Place	29/08/2018	05/09/2018
Adrienne Bellingeri	Head of Customer Services	People	29/08/2018	05/09/2018
Lara Knight	Governance Services Co-ordination	Place	29/08/2018	29/08/2018
Other members				
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Place	29/08/2018	03/09/2018
Legal: Oluremi Aremu	Major Projects Lead Lawyer	Place	29/08/2018	06/08/2018
Director: Richard Moon (on behalf of Martin Yardley – Deputy Chief Executive: Place)	Director – Project Management & Property Services	Place	06/09/2018	07/09/2018
Members: Councillor Ed Ruane	Cabinet Member for Housing & Communities	Coventry City Council	05/09/2018	08/10/2018

This report is published on the council's website:

www.coventry.gov.uk/councilmeetings

Appendices

DRAFT Housing & Homelessness Strategy 2019-24

Foreword by Cabinet Member (Cllr Ruane) and **joint statement** from Deputy Chief Execs of People and Place

(to be completed)

Introduction

Housing is fundamental to the wellbeing of people, their families and their communities. Decent housing provides a stable base on which people can build their lives and build successful communities. Poor or unsuitable housing, however, can have negative impacts on many other areas of personal and community life as well as physical and mental health and wellbeing. If you do not have decent housing, everything else becomes much more difficult. Improving housing options, conditions and neighbourhoods within the City via delivery of this strategy is essential for economic growth, improving outcomes for children including their educational attainment, health and wellbeing, and community cohesion.

Coventry City Council no longer owns any council housing, having transferred its stock to Whitefriars Housing Group in 2000. However, we still have strategic housing responsibilities and a duty to carry out a periodic review of homelessness and to publish a Homelessness Strategy.

This Housing & Homelessness Strategy aims to provide a high-level plan to set out the main priorities for the Council and its partners for the next five years, to guide the allocation of resources and investment, and provide a framework to inform project development, in order to achieve the vision that:

Coventry Citizens will be able to access a suitable, affordable and decent home, with the support they need to sustain their housing.

The Homelessness Strategy and the Housing Strategy have been combined into this one document. Activities to prevent homelessness are dependent on the availability of additional housing, an improvement in the management and quality of existing housing, and the advice and support available to people who need it to successfully maintain their home.

This approach means that the Homelessness Strategy can be read as 'part of the bigger picture' within Coventry's wider Housing Strategy and is not seen in isolation from the range of other housing factors that influence homelessness. It also allows the aims and priorities to be aligned with other key plans and strategies that influence both the Housing Strategy and the Homelessness Strategy. This recognises that homelessness is not an isolated issue but is often the result of an intersection of external influences and personal circumstances.

This Strategy has been informed by the Coventry Homelessness Review 2018 which provides a comprehensive review of statistics relating to housing and homelessness.

Key Facts and Figures

Homelessness

- From 2013/14 to 2017/18 (inclusive), just over 5,000 households approached the council because they were homeless or threatened with homelessness, and an assessment was made of the duties owed to them by the Council under Part 7 of the Housing Act 1996.
- 2,940 of these households were found to be 'statutory homeless' and owed the main housing duty – the Council had a duty to offer them suitable accommodation.
- The main reasons for homelessness for those that were owed the main duty were: end of an Assured Shorthold (private rented) tenancy (28% in 2017/18); Parents, relatives or friends no longer willing or able to accommodate (29% in 2017/18); and the violent breakdown of a relationship (13% in 2017/18).
- The majority of 'statutory homeless' households in 2017/18 had dependent children (69%), and were aged 16-24 (26%) or 25-44 (56%).
- Over 1,300 people accessed the commissioned services for homeless and ex-offender accommodation and support services in 2017/18.

Housing supply, market and affordability

- The Coventry Homefinder register for social housing has approximately 14,000 applicants at any one time. Approx 2000 of these at any one time are in a priority band, meaning that they have a specific housing need (such as overcrowding, homelessness, etc).
- During 2017/18, 1,551 social homes became available through Coventry Homefinder. This is lower than previous years. Each property received an average of 166 'bids'.
- There is a particular shortage of large family homes – only 14% of properties available through Homefinder in 2017/18 had three or more bedrooms.
- The Strategic Housing Market Assessment calculated a need for an additional 42,000 homes by 2031 to meet the growth needs of Coventry, including 12,000 additional affordable homes.
- The proportion of properties in Coventry that are in the private rental market has increased. The 2011 census showed that 20% of properties were privately rented, up

from 11% in 2001. The Office for National Statistics estimates that by 2015, 25% of properties in Coventry were privately rented.

- Average rents for private rented properties in the city have risen by 18% between 2013 (when the average was £520 per month) and 2017 (average £613 per month).
- Affordability of home ownership has worsened – the ratio of lower quartile (entry level) house prices to lower quartile earnings was 5.48 in 2013 but had risen to 6.78 in 2017.
- Property prices have continued to rise after the housing market downturn in 2008. The average property price in Coventry in 2017 was £187,785 and the lower quartile (entry level) property price was £133,500.

Theme 1 – Preventing Homelessness and Supporting Homeless Households

What are the issues?

"The best way to tackle homelessness is to stop it happening in the first place. To do so is both cost effective and humane" [Crisis – 'Everybody In' Report¹]

Everyone should have a safe, stable place to live. Unfortunately, this is not currently the case. During 2017/18, over 2300 people approached the council for some form of assistance with homelessness and over 1300 people accessed homelessness services commissioned by the council. Many more sought advice and help from other organisations. The main recorded reasons for homelessness in Coventry are the ending of a private sector tenancy (with the applicant unable to find an alternative property which is suitable and affordable), as well as parents/family/friends no longer able to accommodate, and domestic abuse. Outside of these recorded groups are those that are 'hidden homeless', for example, people staying temporarily with friends or family ('sofa surfing'), rough sleepers and squatters, who may not have approached the Council or others for assistance.

There are many different factors which may lead to someone being at risk of homelessness, both personal (such as relationship breakdown, addictions, health or loss of employment) and structural (relating to the housing market, or welfare reform, for example). The homelessness charity, Crisis, has used the image of a dam to describe how poverty and complex social issues

¹ Crisis (2018) 'Everybody In: How to end homelessness in Great Britain'. Available to download: <https://www.crisis.org.uk/ending-homelessness/the-plan-to-end-homelessness-full-version/executive-summary/> (accessed July 2018)

cause constant pressure like water behind a dam, until an increase in pressure from a life event causes the dam to break and people are pushed into homelessness².

Tackling homelessness is often about more than simply providing access to a property to live in. In order to maintain stable housing, some people require assistance – this may be through health and social care, adaptations to existing homes, or support to attain the skills required to manage a household. Help with accessing training and employment to prevent people becoming homeless is required by some whilst others require intensive support to address the underlying issues which have led to entrenched homelessness.

To be able to provide this support and assistance effectively, the Council needs to work in partnership with other organisations such as health services (including mental health and drug and alcohol services); advice agencies; money advice; voluntary and community sector groups; the Police and other emergency services; and domestic abuse services.

Achieving the vision that everyone has a safe, stable place to live will require an ambitious programme of change to aim to 'design out' homelessness – ensuring that local services provide the support and assistance necessary to prevent homelessness wherever possible, help those that do become homeless, and enable people to build the resilience that helps them deal with events or structural issues outside of their control.

With the introduction of the Homelessness Reduction Act 2017 and the changing nature of homelessness in the city, there has been a shift in Council services towards providing more prevention advice and support, to help people stay in their home where it is safe to do so; or make a planned move, rather than end up in a crisis situation. There is also more emphasis on addressing the wider range of issues that contribute to a person's homelessness, not just their immediate housing situation.

This Strategy recognises that whilst some improvements have been made, we need to be much more ambitious about providing early help and intervention to prevent people becoming homeless, but also provide better support after the immediate crisis of homelessness has been resolved, to ensure that people can sustain their housing going forward and avoid repeat homelessness.

With this ambition in mind, we are proposing to use the Pathways model (originally developed by the homelessness charity, St Basils) which has also been adopted by the West Midlands

² *'Poverty puts pressure on people, like water pushing against a dam – it's constant and strong. If the pressure builds up, the dam can break and people can be pushed into homelessness – sleeping on friends' sofas and floors, living in crowded or unsafe places, sleeping on buses or in cars, or even being out on the street. The pressure comes from high housing costs, low wages, and inadequate government support, building up, until it's close to a breaking point. A sudden increase in pressure from a life event – like losing a job, a relationship breakdown, or a health crisis – can quickly become a rushing flood that pushes people into homelessness.'* (Crisis Everybody In report – ref above)

Combined Authority Homelessness Task Force in their vision of 'designing out' homelessness. This provides much greater emphasis on universal and targeted prevention, and on recovery, move-on and sustainment, in addition to crisis relief for those that require it. The pathways model is described in more detail below.

Our Priorities

In order to prevent homelessness and support homeless households, our main priorities will be:

- The Council will meet the duties placed upon it by the Homelessness Reduction Act 2017 and the Housing Act 1996 (as amended).
- Preventing Homelessness will be a corporate priority across all sections of the Council, and the Council will work in partnership with partners, providers and other stakeholders to prevent homelessness and support households that do become homeless.
- We will develop a clear partnership approach to street homelessness.
- We will adopt the Pathways model to prevent homelessness wherever possible, and support people that do become homeless. The aim of the model is to change systems where necessary in order to 'design out homelessness'
 - Universal prevention - People will be able to access good, early advice about their housing options, rights and responsibilities, to prevent issues which may lead to homelessness
 - Targeted prevention – Identify and enable specific groups and households who are at risk of homelessness to avoid homelessness through early intervention and effective prevention measures
 - Crisis prevention and relief – provide advice and assistance to people who do become homeless or are at imminent threat of homelessness, to secure suitable accommodation and support. Help given in an emergency or crisis situation.
 - Recovery and move-on support – advice and assistance for people who have experienced homelessness, supporting people to recover from the effects of homelessness, find alternative housing and support to set up their home.
 - Sustain Housing - to support people who have experienced homelessness to build resilience, sustain long term accommodation and avoid repeat homelessness.

How we will achieve this:

We will ensure that we have the correct structure and services in place to:

- Continue developing and improving the Council's Homelessness Prevention Service to provide advice and assistance and meet our duties under the Homelessness Reduction Act (2017).
- Allocate funding for homelessness prevention and relief measures and pursue additional funding as it becomes available - ensuring that funding which is intended to prevent or relieve homelessness is used in the most effective way.
- Work collaboratively in partnership with partners, providers and other stakeholders to prevent homelessness and support households that do become homeless.
- Improve early information and advice making sure that it is available through appropriate and accessible channels.
- Identify ways to improve the early identification of people who may be at risk of homelessness, including engaging with public bodies that have the Duty to Refer, in order that appropriate advice and support can be put in place to prevent homelessness.
- Develop and continuously review a package of support and securities for Private Sector Landlords to enable homeless and vulnerably housed applicants to access the private rented sector.
- Develop appropriate partnerships, links and referral pathways for people to access support services where necessary to maintain housing and avoid repeat homelessness – including homeless 16 and 17 year olds, care leavers and young adults, victims of domestic abuse, prison leavers and others.
- Re-commission the homelessness and ex-offender accommodation and support services.
- Strategically plan to improve the provision of suitable emergency and temporary accommodation.
- Review the Coventry Homefinder Policy to ensure that it contributes positively to homelessness prevention and relief, enabling access to social housing for households that require it to prevent or relieve their homelessness.
- Develop the Homelessness Forum to bring together representatives from statutory and voluntary agencies that have an interest in enhancing housing provision and support, and preventing and resolving homelessness across Coventry in a cohesive and co-ordinated approach.
- Commit to working with the Multiple Complex Needs Board and embed the Making Every Adult Matter (MEAM) approach to removing barriers and effecting systems change and allocating resources in order to improve services to the most marginalised people affected by homelessness, including rough sleepers.

- Develop further measures to tackle rough sleeping and support vulnerable people who are (or are at risk of) rough sleeping, understanding the reasons for non-engagement and developing appropriate 'challenge and support' policies
- Include people with lived experience in future service design and improvement (Experts by Experience).
- Maximise opportunities arising from the West Midlands Combined Authority Homelessness Task Force – with the aim of designing out homelessness.
- Develop, implement and monitor a Housing First service in Coventry (under the West Midlands Combined Authority Homelessness Task Force project which has received funding from the Ministry for Housing, Communities and Local Government).
- Increase the range of housing options available for people who are homeless or at risk of homelessness - see the wider housing development themes below.

Theme 2 – Housing Development

What are the issues?

Coventry City Council adopted its Local Plan in December 2017. This is a statutory planning document which plans positively for the growth needs of the city (including homes, employment, retail and infrastructure), by identifying land available to meet these needs, and policies to direct the form of development. Whilst the lifetime of this overall strategy is five years, the priorities in this theme are much longer-term and align with the Local Plan which has a lifespan up to 2031. Reviews of this Theme will be carried out on the same timetable as for the Local Plan.

The Strategic Housing Market Assessment (SHMA) for the sub-region (Coventry and Warwickshire) is a key housing evidence document underpinning the Local Plan. The SHMA looks at the level of future household growth and housing supply, to identify how many additional homes will be needed to meet market and affordable housing needs.

Coventry's population has grown over recent years and will continue to grow. The SHMA showed a need for an additional 42,400 homes up to 2031 to meet needs arising from the population growth of Coventry. This includes an additional 12,000 affordable homes.

However, Coventry has identified land available to provide an additional 24,600 homes (the equivalent of 1,230 per year, including 348 new affordable homes per year), with the neighbouring Warwickshire Authorities agreeing to identify land for the remaining 17,800 homes.

It is important that any new housing development is of the right type and tenure, and in the right location, to meet the housing needs and aspirations of Coventry households. This includes diversifying the range of properties available and the range of providers to include more small to medium sized developers, community build, self-build and custom build.

Currently, approximately 70% of properties in the city are in Council Tax Bands A and B, indicating smaller properties at the lower end of the market (compared to 56% in the West Midlands and 44% for England).

There is a shortage of larger family homes in the social housing sector, and also a shortage of desirable smaller homes (such as bungalows) for existing tenants in large homes to downsize to. Affordable housing in Coventry is mainly developed by Registered Providers (Housing Associations) and through developer's contributions on larger sites (known as Section 106 contributions) according to the policies in the Local Plan. The Council has also entered into a Joint Venture with Whitefriars Housing Group, jointly contributing land and funding, to enable development on small sites across the city.

In addition to affordable housing for people who cannot access the market, we need to develop a range of sizes and property types, including 'aspirational' housing to capitalise on economic growth and employment opportunities in the city.

New homes that are developed will have a life span many times longer than this strategy, and it is important to ensure that they are well designed and sustainably built. This may include using modern methods of construction, and we would encourage all developments to demonstrate high levels of energy efficiency, space standards and accessibility. In addition, we would encourage all planning applications to demonstrate how the development will promote the health and wellbeing of new and existing communities.

Our Priorities:

We will:

- Enable new high-quality housing development to meet the existing and future growth needs of the city.
- Diversify the housing offer to meet a range of needs and aspirations
- Ensure that affordable housing is developed of the right type and tenure to meet the needs of the city's households.

How we will achieve this:

We will:

- Make the most of opportunities in the Local Plan to increase the development of market, affordable and specialist housing.
- Ensure that development provides a range of housing types, tenures and sizes to meet identified housing needs and demands.
- Ensure a pipeline of developable land through the Strategic Housing Land Availability Assessment (SHLAA) and the Brownfield Register, and identify Council-owned land that can positively contribute to meeting housing needs.
- Develop and adopt a Developer Contributions Supplementary Planning Document (to include the required developer contributions for affordable housing), to maximise contributions by developers to provide new affordable homes
- Develop and adopt a policy regarding the allocation and spend of financial contributions, where a financial contribution is provided in lieu of on-site affordable housing through developer contributions.
- Work creatively in partnership with Registered Providers and Homes England to enable additional affordable housing development.
- Continue to work closely with Whitefriars on the New Build Housing Partnership Joint Venture, to maximise opportunities to develop the most strategically important types of affordable housing that may not otherwise be delivered through the market or other programmes. Explore opportunities to expand this approach to other projects or providers.
- Support Build to Rent development on appropriate sites.
- Develop and adopt a Design Guide SPD (Supplementary Planning Document) for the Strategic Urban Extensions to ensure good quality design of properties and the urban realm in these large developments and Residential Design Guidance for all new housing development across the city. We will implement the principles of the Health Impact Assessment SPD and work with the West Midlands Combined Authority on design standards for healthy new communities.
- Monitor and respond to demand for self/custom build opportunities through the self-build register.
- Encourage development of purpose-built student accommodation in suitable locations to reduce pressure on family housing.

- Identify opportunities to intervene in the market where the market is not meeting the evidenced need for additional homes, especially affordable homes and strategically important housing types (large family homes, wheelchair accessibility etc).
- Explore options for a Local Housing Company (or other suitable model) for the Council to directly acquire and/or develop property.

Theme 3 – Improving the use of existing homes

What are the issues?

It is important to increase the number of homes to meet the city's growth needs, but the majority of housing available in the city is already in existence. There are approximately 142,000 existing homes in the city, compared to 24,600 additional homes to be provided over the life of the Local Plan (to 2031).

25% of properties in the city are now Private Rented properties, with 17% social rented and 57% owner-occupied³.

The condition of the existing housing stock is important to ensure that residents are living in decent, safe accommodation which is suited to their needs. Rented homes must be well managed by landlords who meet their responsibilities, and tenants should understand their rights and their own responsibilities too.

Living in poor condition, cold, damp homes that are not suitable for a household's needs has a detrimental effect on the health and wellbeing of the occupiers. When accidents and illness occur because homes are not fit, it has an impact on a person's wellbeing and ability to participate in work, education, social and other activities and consequently impacts on other services such as social care services and the NHS.

The Government has introduced new powers for Local Authorities to tackle 'rogue landlords' who leave their tenants at risk through poor maintenance, poor standards and poor management of homes. These include civil penalties, rent repayment orders and banning orders, and a database of landlords who have been prosecuted for breaching the law. Private rented properties must also meet minimum energy efficiency standards. The Council's approach

³ Office for National Statistics, 'Subnational Dwelling Stock by Tenure Estimates'. Released 4th December 2017, available: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstockbytenureestimates> (accessed June 2018)

places emphasis on advice and assistance to help landlords bring their properties up to standard, but enforcement action will be taken where this is not successful.

It is mandatory for some Houses in Multiple Occupation (HMOs) that meet certain criteria to be licensed and from October 2018 the criteria will be expanded to include all HMOs where 5 or more people are living in 2 or more households.

The Council also has powers, where evidence shows it is necessary, to introduce discretionary licensing schemes to improve standards in the private rented sector. This can include selective licensing (where all privately rented properties in a designated area are required to be licensed) and additional licensing (where HMOs in a designated area that would not require a mandatory license, are required to be licensed as well under the additional licensing scheme).

There are around 1,350 homes in Coventry that have been empty for over 6 months⁴. Most of these homes are empty because they are going through a particular process – either being marketed, in the conveyancing process, being repaired ready for occupation or going through probate. Some are empty for more complex reasons, for example long term disrepair that the owner is struggling to address. Long term empty properties often have a negative impact on a neighbourhood, with a higher risk of associated vandalism, anti-social behaviour, or potential damage to adjoining property (through damp etc). Ultimately, a home which is empty long term is a housing resource that is not being used to its best advantage.

People also need access to housing that is suitable for their household – one of the most common reasons for an applicant being awarded priority for social housing on the Homefinder Register is overcrowding (approx. 36% of those in priority bands 1A to 2C - over 750 families), and there are smaller households or single people in large homes that they may be struggling to maintain that may need assistance to downsize.

Fuel poverty is associated with low income and vulnerable households. Studies have shown that households living in fuel poverty are more likely to suffer adverse health impacts than those who can afford to heat their home to an adequate temperature. The physical and mental health consequences of cold homes can affect children, young people, adults and older persons. Householders whose health is already compromised, such as those with certain cardiovascular, respiratory, neurological and musculoskeletal conditions, can be particularly affected by living in a home that isn't warm enough for them. There is also a linkage between cold homes and excess winter deaths.

⁴ Ministry of Housing, Communities and Local Government, 'Live Table 615: Vacant dwellings by Local Authority district: England, since 2004'. Available: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants> [accessed June 2018]

A household is considered to be in fuel poverty if *'they have required fuel costs that are above average (the national median level) and were they to spend that amount they would be left with a residual income below the official poverty line'*⁵.

The latest Government fuel poverty statistics for England, released in June 2018⁶, show that 15.3% of all households in Coventry (20,479) are fuel poor, compared to 11.1% in England.

The Council's Affordable Warmth Team and Public Health Department collaborate closely to develop and deliver a range of affordable warmth projects that provide help to low income and vulnerable householders within the resources available. The help provided falls into three categories; i) insulation and heating measures to improve home energy efficiency, and ii) lower fuel bills through the Council's Switch and Save scheme, and iii) affordable warmth advice and information to deal with things like fuel debt, accessing funding such as the Warm Home Discount, and registering for the Priority Services Register.

Our Priorities:

- Improve the management and maintenance of all rented properties, with a focus on health and wellbeing impacts.
- Improve energy efficiency and affordable warmth across all tenures, focusing on those who are vulnerable or on a low income.
- Make the best use of the existing housing stock in the city, including bringing empty homes back into use.

How we will achieve this:

- We will carry out (or commission) research into the current housing conditions in the private sector (both private rented and owner-occupied homes) to understand the scale and the nature of poor housing conditions in this sector.
- We will commission research into the Houses in Multiple Occupation (HMO) sector, including assessing the impacts of HMOs and student accommodation and the effect that additional purpose-built student accommodation is having on the student housing market.
- We will proactively identify HMOs and license those that require licenses, embedding the new national mandatory HMO licensing criteria which applies from October 2018.

⁵ <https://www.gov.uk/government/collections/fuel-poverty-statistics>

⁶ <https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2018>

- We will investigate the opportunity to introduce discretionary property licensing schemes in the City and monitor outcomes as a result.
- In association with this work on property licensing, we will explore opportunities to develop a Coventry City Council Landlord Accreditation Scheme for Private Sector Landlords
- We will proactively identify poorly maintained properties or dangerous conditions, as well as responding promptly when properties are reported to us, and provide advice and assistance to landlords to improve their homes (including taking enforcement measures where necessary).
- We will take formal enforcement action on landlords who continue to compromise tenants' safety, including using new powers to issue Civil Penalties, Rent Repayment Orders and Banning Orders.
- We will explore reasons for long term empty homes, review the existing Empty Homes Policy and develop effective actions to bring them back into use. This will include advice and assistance for owners to sell or bring their properties back into use, but will include enforcement measures where necessary.
- We will continue to work with partner organisations and play a leading role in the development and implementation of projects to improve home insulation and heating efficiency, and to provide help to reduce fuel costs and maximise incomes.
- We will pursue new funding opportunities as and when these arise, and continue to provide affordable warmth services across all tenures. We will focus our help on those households who are vulnerable or on a low income.
- We will work with partner agencies to ensure effective information sharing and referral processes where any agency identifies that a vulnerable person is living in poor housing conditions (for example, advice agencies, or the Fire Service when they carry out Safe and Well Checks), to ensure that appropriate assistance can be provided.
- We will review the Coventry Homefinder Policy to ensure that it continues to meet the aims of providing applicants with an informed choice and encouraging sustainable communities, whilst also prioritising the available social housing for those that need it most, including addressing issues such as overcrowding.

Theme 4 – Support for people and communities

What are the issues?

Although Coventry has a relatively young population profile compared to the rest of England, the number of older people in the city is expected to grow from approx 46,600 people aged 65+ in 2016 (the latest population estimates) to approx 54,200 people aged 65+ by 2024 and approx 60,300 by 2030⁷. These population changes will present an increasing challenge in relation to additional pressure on health and social care services, helping people to remain independent, and the need for more specialist accommodation.

There continues to be a strong preference for older people and those requiring care or support to remain independent in their own home for longer, where this is safe and appropriate. This requires homes that are flexible enough to take account of changing needs as people's needs change, with a range of adaptations and assistive technologies available where they are needed.

There is also a need for more choice in relation to supported housing options, for a wider range of support services and improved housing information and advice services to enable people requiring care or support to make an informed choice about their housing options.

Traditional sheltered housing with single rooms and shared bathrooms is increasingly unpopular and not suitable to meet the current needs of older people. Many schemes of this nature have been closed or remodelled, with an increase in more suitable models such as self-contained accommodation and Extra Care models.

The Care Act 2014 includes housing as a fundamental component. The Act looks at the suitability of accommodation for those at home receiving care and support. The Act and the accompanying regulations and guidance outline how housing can support a more integrated approach.

Some communities are experiencing the impact of an increasing proportion of housing that is converted to multiple occupation, especially (but not exclusively) for student housing. Where HMO's are well managed and maintained, they provide an important housing option. However, where there is poor management and poor standards, this can have a detrimental effect on the occupiers and adversely impact on the local community. The Local Plan contains policies to provide student accommodation in the most sustainable locations and the suitable management of HMOs. This is with a view to 'freeing up' family housing for purchase or private rent and helping to maintain and build stronger, more stable communities. It will be important to monitor

⁷ Office for National Statistics (2018) Population projections for local authorities: 2016 based. Available: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/dataset/localauthoritiesinenglandtable2> [accessed June 2018].

how the development of purpose built accommodation impacts on the market for student housing in traditionally 'family' type housing, and whether any further measures are required in the future.

Where there are areas of poor quality housing, poor public spaces or just the wrong type of housing for today's needs, estate regeneration can transform neighbourhoods and people's lives through the delivery of high quality, well designed housing and improved public space. It provides an opportunity both to improve housing for existing residents and to provide much needed new homes.

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Neighbourhood Plans allow local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. They can put in place planning policies that will help deliver that vision alongside the Local Plan. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.

Neighbourhood plans can be developed by a Parish Council or a Neighbourhood Forum, with advice and assistance from the local Planning Authority. There is currently a Neighbourhood Plan for Willenhall, which was adopted in 2018 following a local referendum.

Our Priorities:

- Ensure that housing in the city is fit for an aging population
- People will be able to access and sustain suitable housing, including support for vulnerable people.
- People will be able to access advice and information about their housing rights and responsibilities, and how to sustain their tenancies.
- Support communities that want to develop a Neighbourhood Plan.
- Support estate regeneration in appropriate locations.

How we will achieve this:

We will:

- Carry out a Housing Needs Assessment for Older People, including an exploration of the barriers to downsizing, and develop an Older Persons Housing Strategy to ensure that the housing in the city is fit for an aging population.

- Encourage the development of new housing which is suitable for people with a range of disabilities by encouraging higher accessibility standards from Part M of building regulations – with adaptability 'designed in'.
- Support those who require them to access, and effectively administer, Disabled Facilities Grants to enable adaptations to be made to allow people to remain living independently in their homes.
- Through our commissioned services, provide supported accommodation and floating support for people who require it to maintain independent living.
- Ensure that information and advice regarding supported accommodation and floating support services is easily available and accessible to all.
- Carry out a supported housing needs assessment across all services, and commission/develop additional housing where a need is identified (such as specialist housing for people with autism or dementia).
- Develop an accommodation strategy for Transforming Care (the improvement plan for services for people with Learning Disabilities).
- Work with Registered Providers to improve the tenancy sustainment skills of new tenants and those on the Homefinder register.
- Support regeneration and redevelopment schemes in areas that require improvement, including opportunities arising from the 'Inclusive Growth Corridor' which seeks to maximise the benefits to local communities of the HS2 development.
- Ensure that people can access information and advice on their rights and responsibilities relating to housing – especially relating to renting.
- Complete the redevelopment of the permanent Gypsy & Traveller site at Siskin Drive and explore options regarding a suitable transit site, to ensure that the needs of Gypsy & Traveller communities are met.
- Ensure that people have access to advice on income maximisation (including employment and training advice as well as advice on entitlement to benefits).
- Support and assist communities that want to develop a neighbourhood plan.
- Commission research into the HMO (Houses in multiple occupation) sector, including assessing the impact of HMOs on local communities, and the effect that additional purpose-built student accommodation is having on the student housing market.
- Update the Tenancy Strategy for the period 2019-24.

Monitoring and Updating the Strategy and the Action Plan

This strategy will cover the five-year period 2019 to 2024, and Theme 2 in particular will align long-term (to 2031) with the Local Plan.

However, it is important that this Housing & Homelessness Strategy is regularly reviewed and kept up to date, to respond to changes in guidance and legislation, and any changes in trends relating to need and demand for housing and services. A check will be carried out on an annual basis, or in the event of major new legislation or guidance or a major change in services, to determine if a wider review of the Strategy is required.

The Action Plan will be a live document, to be updated when necessary as actions are completed and new actions arise, but in any case will be reviewed at least on an annual basis.

The Council's Strategic Housing Board will be responsible for overseeing the delivery of the strategy and the action plan and ensuring that these are kept up to date as described above.

The Homelessness Forum will act as a critical friend to hold the Council to account on the delivery of the Homelessness element of the overall strategy, as well as facilitating partnership working and a joined up approach to services.

The Homelessness Review (the evidence document detailing homelessness in the city) will be updated when 12 months' worth of data is available to consider the impact of the new duties under the Homelessness Reduction Act (2017) and identify any changes in trends, need or demand as a result. The Action Plan will be updated as necessary.

How the Strategy relates to other local strategies and plans

This Housing & Homelessness Strategy has strong links to many other Strategies and Plans that the Council and other partnerships have produced. These include:

The Corporate Plan

Local Plan and Supplementary Planning Documents

City Centre Area Action Plan

Health & Wellbeing Strategy

Domestic Abuse Strategy

Drug & Alcohol Strategy

Children and Young People Plan

Parenting Strategy

Climate Change Strategy

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DRAFT Coventry Housing & Homelessness Strategy 2019-24

Action Plan

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
The Council will meet the duties placed upon it by the Homelessness Reduction Act 2017 and the Housing Act 1996 (as amended)	Monitor the impacts of the new duties under the Homelessness Reduction Act on the demand for homelessness services.	Housing Options Team	Ongoing	
	Monitor the success rates of various types of prevention activities to inform future service development and resource allocation.	Housing Options Team	Ongoing	
	Modify the services provided if necessary to respond to changes in demand and trends in presenting issues etc.	Housing Options Team	Ongoing	
	Review the resources and structure available to deliver the plan and make changes when necessary.	Housing Options Team Planning & Housing Policy	Ongoing	
Preventing Homelessness will be a Corporate priority across all sections of the Council, and we will work in partnership with other providers and stakeholders to prevent and deal with	Provide training and awareness raising across all relevant council services on early identification, homelessness prevention, and the services available.	Housing Options Team	From April 2019	
	Provide training and awareness raising to relevant partner organisations on early identification, homelessness prevention, and the services available.	Housing Options Team	From April 2019	

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
homelessness.	Work with the Coventry Homelessness Forum to improve partnership working and information sharing.	Planning & Housing Policy Housing Options Team	Ongoing	
	The Homelessness Forum to be a 'critical friend' to challenge the Council in the implementation of this strategy and action plan.	Chair of the Homelessness Forum.	Ongoing	
	Continue to work in partnership with neighbouring and regional councils through the WMCA Homelessness Task Force and the West Midlands Housing Officers Group.	Planning & Housing Policy	Ongoing	And any other relevant partnerships as opportunities arise.
	Regular examination of homelessness statistics in order to identify changes and emerging trends etc.	Strategic Housing Board	Quarterly	
	Ensure that homelessness and housing issues are included in any relevant strategies and plans developed by the Council.	Planning & Housing Policy	Ongoing	
	Involve Experts by Experience in future service development and improvement.	Housing Options Team	Ongoing	
	Work in partnership with the Multiple Complex Needs Board and Operational Group, and embed the MEAM (Making Every Adult Matter) approach to remove barriers and improve	Housing Options Team, Multiple Complex Needs Board	Ongoing	

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
	services to the most vulnerable people affected by homelessness.			
Positive Pathways – Universal Prevention	Review and Improve the general housing advice and housing options information on the Council's website.	Housing Options Team	April 2019	Review at regular intervals to ensure it is kept up to date after April 2019
	Improve the general advice and education available on tenants' rights and responsibilities and landlords' rights and responsibilities.	Housing Options Team	December 2019	General information on website and details of where people can go for independent advice
	Introduce drop-in housing advice/housing options sessions in suitable locations around the city (for example, in family hubs).	Housing Options Team	April 2020	
	Scope opportunities for a Housing advice phone line and/or live online chat for general housing advice and signposting.	Housing Options Team	April 2021	
	Use data and intelligence available to develop an early identification method for early targeting of support and advice.	Planning & Housing Policy	April 2021	Work with the Insight Team
	Work with partners to monitor the range and cumulative impact of welfare reforms on people's housing options and risk of homelessness and develop effective responses.	Housing Options Team	Ongoing	Join existing 'Welfare Reform working Group' partnership

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
	Develop a Communications plan to raise awareness of the services available whilst also managing expectations of realistic housing options available.	Housing Options Team & Communications	December 2019	
	Review and revise our approach to homelessness prevention with key partners.	Housing Options Team	Ongoing	
	Improve our understanding of the housing issues for young people and lesbian, gay, bisexual and transgender people.	Planning & Housing Policy	April 2019	
Positive Pathways – Targeted Prevention	Monitor, review and where necessary make improvements to the methods of contact and processes around how customers can access the Council's homelessness services.	Housing Options Team	Ongoing	
	Develop links and referral pathways with the social care 'Early Intervention Team' (for families) – to ensure early identification of families at risk and ensure a joint approach to prevention.	Housing Options Team Childrens Social Care	Ongoing	
	Review and improve housing pathways with adult social care and mental health.	Housing Options Team Adult Social Care/ Public Health	December 2019	
	Review and improve housing pathways for young adults (18-24) including Care Leavers.	Housing Options Team	December 2019	

Theme 1: Preventing homelessness and supporting homeless households

Priority	Action	Lead responsibility	Date	Comments/Progress
		Children's Social Care		
	Review and improve housing pathways for victims and survivors of domestic abuse.	Housing Options Team	August 2019	The new contract for DA services will commence in August 2019
	Review and improve housing pathways for prison leavers.	Housing Options Team	December 2019	
	Develop an effective referral process for public bodies that have the 'Duty to Refer' if they are working with someone who is homeless or at risk of homelessness (with consent).	Housing Options Team	April 2019	Duty to Refer applies from Oct 18 – review process after 6 months
	Ensure that appropriate and timely advice and assistance is given to Asylum Seekers that receive Refugee status, as they are required to move out of accommodation provided by the Home Office.	Migration Team	Ongoing	
	Develop a package of support for landlords who are considering evicting their tenants, to enable the tenancy to continue (where safe and appropriate to do so).	Housing Options Team	April 2019	Review process regularly
	Review housing enforcement actions and response to reports of illegal eviction, harassment, retaliatory evictions etc.	Regulatory Services	December 2019	

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
Positive Pathways – Crisis prevention and relief	Re-commission homelessness and ex-offender supported accommodation and floating support services (including rough sleeper services, direct access hostels etc.).	Strategic Housing Board	April 2019	Current contract runs to 31 st March 2019.
	Reduce the use of temporary accommodation and bed and breakfast and minimise the use of unsuitable and expensive bed and breakfast accommodation.	Housing Options Team	Ongoing	
	Ensure that all existing accommodation used by the Council is effectively managed and that clients are given the necessary support they need.	Housing Options Team	Ongoing	
	Investigate options to expand the Council's portfolio of suitable temporary accommodation (to avoid the use of B&B).	Strategic Housing Board	July 2019	
	Develop further measures to tackle rough sleeping and support vulnerable people who are (or are at risk of) rough sleeping, understanding the reasons for non-engagement and developing appropriate 'challenge and support' policies.	Planning & Housing Policy, Community Safety	September 2019	To include operational policies and procedures
	Develop a package of support and securities for private rented sector landlords to enable people to access private rented accommodation.	Housing Options Team	April 2019	

Theme 1: Preventing homelessness and supporting homeless households

Priority	Action	Lead responsibility	Date	Comments/Progress
Positive Pathways – Recovery and move-on	Work with partner agencies to develop a common standard for a person to be 'tenancy ready' and a programme to deliver training to future tenants.	Housing Options Team	December 2019	
	Develop a package of support and securities for private rented sector landlords to improve access to private rented accommodation, and positively engage with landlords in promoting the scheme.	Housing Options Team	April 2019	
	Explore and put in place suitable measures to support households to sustain tenancies in the private rented sector.	Housing Options Team		As part of the re-commissioned contract for homelessness floating support
	Ensure that personal housing plans include effective referrals to partner organisations and other services to address long term support needs that have contributed to homelessness.	Housing Options Service	Ongoing	
	Provide information on sources for basic furniture packages, home set-up kits etc. and where appropriate, assist people to access crisis grants and other available funding.	Housing Options Service	Ongoing	
	Work with the West Midlands Combined Authority to deliver the Housing First pilot scheme (Coventry to deliver 40 units per year).	Strategic Housing Board	2018/19 to 2020/21	WMCA awarded £9.6m government funding

Theme 1: Preventing homelessness and supporting homeless households				
Priority	Action	Lead responsibility	Date	Comments/Progress
	Review the Coventry Homefinder Policy to ensure it contributes positively to homelessness prevention and relief.	Strategic Housing Board	April 2019	
Positive Pathways – Sustain Housing	Include in the contract specification for the re-commissioned Homelessness contract - floating support for people who have accessed a new tenancy after accessing homelessness services.	Strategic Housing Board	April 2019	
	Develop better joint working practice and information sharing with Registered Providers' tenancy sustainment officers.	Housing Options Team	Ongoing	

Theme 2: Housing Development				
Priority	Action	Lead responsibility	Date	Comments
Enable new high-quality housing development to meet the existing and future growth needs of the city	Increase delivery to an additional 1,300 homes per year (the level of annual need identified in the Local Plan from 2016 to 2031).	Planning & Housing Policy	Ongoing	

Theme 2: Housing Development

Priority	Action	Lead responsibility	Date	Comments
	Commission an updated Strategic Housing Market Assessment (SHMA) in partnership with Warwickshire authorities.	Planning & Housing Policy	Summer 2019	
	Update the Strategic Housing Land Availability Assessment (SHLAA) to identify sites suitable for housing development.	Planning & Housing Policy	April 2019	
	Maintain a five year land supply of land which is suitable and available for housing development.	Planning & Housing Policy	Annually	
	Complete annual monitoring of the Housing delivery test and produce delivery action plans as appropriate.	Planning & Housing Policy	Annually	Reflects introduction of new monitoring requirement in new NPPF (2018).
	Ensure our approach to Community Infrastructure Levy (when introduced) is used effectively to enable housing growth.	Planning & Housing Policy	December 2019	
	Maintain and update the Brownfield Land Register.	Planning & Housing Policy	Ongoing	Brownfield land register established in 2017, to be reviewed at least annually.
	Support bids and explore potential sources of external funding for housing and infrastructure where opportunities exist, for example from Homes England.	Planning & Housing Policy	Ongoing	As funding opportunities arise

Theme 2: Housing Development				
Priority	Action	Lead responsibility	Date	Comments
	Develop and adopt a Strategic Urban Extension (SUE) Design Guide Supplementary Planning Document to ensure high quality, sustainable design of large new urban development areas allocated in the Local Plan.	Planning & Housing Policy	By April 2019	
	Develop and adopt a general Residential Design Guidance Supplementary Planning Document, promoting good design and high standards of materials, space, safety and accessibility in all new housing development.	Planning & Housing Policy	By Summer 2019	To include: Nationally Prescribed space standards Part M (2) and (3) Secured by Design Build for Life
	Work collaboratively with the WMCA to develop regional design guidance for 'healthy new communities' and promote through the planning process as appropriate.	Public Health	By Summer 2019	
	Maximise funding opportunities to help accelerate construction - On-going partnership working with Homes England and the Coventry & Warwickshire LEP to ensure we have an awareness of different models, funding streams and how they can be used.	The Councils Planning & Housing Policy, Economic Development and Inward Investment teams working in partnership with the WMCA and C&W LEP.	Ongoing	

Theme 2: Housing Development

Priority	Action	Lead responsibility	Date	Comments
	Embracing modern methods of construction – give strategic support to developers who are considering the use of such methods in appropriate developments.	Planning & Housing Policy	Ongoing	
Diversifying the housing offer to meet a range of needs and aspirations	Grow the supply of homes attractive to professionals and entrepreneurs.	Planning & Housing Policy	Ongoing	
	Continue to work with Coventry and Warwick Universities to understand student accommodation needs, and expand the supply of purpose built student housing in suitable locations.	Planning & Housing Policy	Ongoing	
	Support appropriate proposals for housing developers and accredited private landlords to expand the number of homes available for rent (Build to Rent) on suitable sites.	Planning & Housing Policy	Ongoing	As proposals arise
	Improve advice available to people interested in low cost home ownership.	Housing Options Team	April 2019	Part of improvements in general housing options advice available
	Maintain the self-build register and promote opportunities for self/custom build for interested individuals and communities.	Planning & Housing Policy	Ongoing	To be reviewed annually

Theme 2: Housing Development				
Priority	Action	Lead responsibility	Date	Comments
Ensure that affordable housing is developed of the right type and tenure to meet the needs of the city	Increase delivery to an additional 348 affordable homes per year (level of need identified in the Local Plan), achieving at least 25% affordable homes on sites that meet the criteria.	Planning & Housing Policy	Annual	Criteria as defined in Policy H6 of the Coventry Local Plan.
	Develop and adopt a Developer Contributions Supplementary Planning Document (SPD) including detailed affordable housing requirements, building on Policy H6 and IM1 in the Local Plan.	Planning & Housing Policy	By Summer 2019	
	Work with planners on viability assessments for S106 sites and advise on ways to maximise affordable housing provision on S106 sites.	Planning & Housing Policy	Ongoing	
	Support RPs on S106 schemes and negotiate with developers, RPs and Planners on affordable housing mix.	Planning & Housing Policy	Ongoing	
	Develop and adopt a policy on the use of Commuted Sums to support additional affordable housing delivery, with funds to be targeted where they bring most added value and enable the development of strategically important housing types (eg accessible bungalows, large family homes).	Planning & Housing Policy	By Summer 2019	
	Set up a Development Forum with Registered Providers to enable partnership	Planning & Housing Policy	April 2019	

Theme 2: Housing Development

Priority	Action	Lead responsibility	Date	Comments
	working and maximise opportunities for affordable housing development.			
	Work with registered providers to achieve an appropriate balance between traditional social rented properties and new business which enables them to develop other types of homes, such as Affordable Rent, Market Rent, homes for sale.	Planning & Housing Policy	Ongoing	
	Continue to work in partnership with Whitefriars Housing Group to ensure that the Joint Venture delivers decent new affordable housing which meets the strategic needs of the city.	New Build Housing Partnership Joint Venture	Ongoing	
	Explore new vehicles for affordable housing delivery, including joint venture and Local Housing Company models, to facilitate the delivery of affordable housing.	Planning & Housing Policy, Housing Options and Corporate Property Teams	Ongoing	
	Support communities exploring the potential for increasing the provision of affordable housing in their communities through the creation of initiatives such as Neighbourhood/Community Plans, Community Land Trusts and Community Right to Build.	Planning & Housing Policy	Ongoing	As opportunities arise or proposals are put forward
	Through developer contributions, collaboration with Registered Providers and funding opportunities, deliver housing types	Planning & Housing Policy	Ongoing	

Theme 2: Housing Development				
Priority	Action	Lead responsibility	Date	Comments
	that the market will not provide e.g. mobility standard housing, learning and disability housing, etc.			
	Develop a common sub-regional approach to allocation of affordable homes apportioned to the Warwickshire authorities to meet the need arising in Coventry.	Planning & Housing Policy	2020	

Theme 3: Improving existing housing				
Priority	Action	Lead responsibility	Date	Comments
Improve the management and maintenance of rented properties	Commission a Private Sector Stock Condition Survey (PSSCS) or similar study to update the current 2013 report and better understand the housing conditions in Coventry, and to ensure that health related data is identified in the house condition survey.	Planning and Regulatory Services	Summer 2020	
	Undertake housing-related activity in line with health priorities for the city such as achieving “safe and healthy” homes, as informed by the above survey results.	Regulatory Services, Public Health	Dependent on above	

Theme 3: Improving existing housing

Priority	Action	Lead responsibility	Date	Comments
	Investigate opportunities to introduce discretionary licensing, such as selective or additional licensing.	Regulatory Services	December 2019	
	Monitor outcomes and outputs of any discretionary licensing that is adopted.	Regulatory Services	Dependent on above	
	Explore options for introducing a landlord accreditation scheme.	Regulatory Services	December 2019	
	Promote good housing management standards and information sharing through a Private Landlord Forum.	Housing Options Team Regulatory Services	Ongoing	
	Continue to deliver the HMO mandatory licensing scheme, embedding the change in criteria and ensuring a proactive approach to identifying and inspecting relevant properties.	Regulatory Services	Ongoing – change to criteria from Oct 18	
	Carry out compliance visits of properties subject to Mandatory or Discretionary licensing schemes.	Regulatory Services	Ongoing	
	Proactively target the poorest condition private rented sector housing outside of licensing schemes.	Regulatory Services	Ongoing	
	Improve data sharing and co-operation between various Council teams that may come into contact with rogue landlords, to identify where intervention or enforcement	Regulatory Services	Ongoing	

Theme 3: Improving existing housing				
Priority	Action	Lead responsibility	Date	Comments
	may be required. Include joint visits where necessary.			
	Improve private rented sector housing conditions through advice and information where possible, and the use of enforcement powers where necessary, including civil penalties, rent repayment orders and banning orders, targeted on the poorest condition housing.	Regulatory Services	Ongoing	
	Contribute to the nationwide database of rogue landlords introduced by the Housing and Planning Act 2016, where appropriate.	Regulatory Services	Ongoing	
	Review the way services rapidly respond to reports of illegal/retaliatory eviction and harassment, especially where these involve vulnerable tenants or may result in homelessness.	Regulatory Services, Housing Options Service	December 2019	Review process as appropriate
	Increase joint working and intelligence sharing between the Prevention Team and Housing Enforcement to assist households threatened with homelessness due to the condition of their property, or facing harassment or illegal eviction.	Regulatory Services, Housing Options Service	Ongoing	
	Commission research into the Houses in Multiple Occupation (HMO) sector, including assessing the impacts of HMOs and student accommodation and the effect that additional	Regulatory Services, Planning & Housing Policy	Complete by summer 2019	

Theme 3: Improving existing housing				
Priority	Action	Lead responsibility	Date	Comments
	purpose-built student accommodation is having on the student housing market.			
	Work with partner agencies to ensure effective information sharing and referral processes where any agency identifies that a vulnerable person is living in poor housing conditions to ensure that appropriate assistance can be provided.	Regulatory Services, Public Health	Ongoing	
Improve the energy efficiency of existing housing, provide affordable warmth assistance and reduce fuel poverty	Continue to provide affordable warmth advice and information for vulnerable and low income households, by phone, home visits, surgeries, events and the Council website.	Affordable Warmth Team	Ongoing	
	Continue to make Energy Company Obligation funded insulation and heating measures available through a partnership arrangement with an energy supplier or contractor, using the Flexible Eligibility provisions to target vulnerable and low income households.	Affordable Warmth Team	Until end of ECO3 in 2022	
	Continue to pursue opportunities through the Better Care Fund and other programmes to deliver projects to improve home insulation and heating efficiency, and to provide help to reduce fuel costs and maximise incomes.	Affordable Warmth Team, Public Health	Ongoing	

Theme 3: Improving existing housing				
Priority	Action	Lead responsibility	Date	Comments
	Continue to manage the Council's Switch and Save scheme to offer households the opportunity to switch to cheaper energy tariffs.	Affordable Warmth Team	Ongoing	
	Submit a report to the Secretary of State for Business, Energy and Industrial Strategy as required by the Home Energy Conservation Act 1995, detailing measures that will lead to significant domestic energy efficiency improvements.	Affordable Warmth Team	By end March 2019	
	Take action to enforce regulations regarding minimum energy efficiency standards in the private rented sector.	Regulatory Services	Ongoing	
Make the best use of existing housing stock in the city, including bringing empty homes back into use.	Review the Homefinder Policy to ensure it provides applicants with an informed choice about their housing options and encourages sustainable communities, whilst also prioritising social housing for those that need it most.	Planning & Housing Policy, Housing Options Team	April 2019	
	Review and agree a master nominations agreement with Registered Providers.	Planning & Housing Policy, Housing Options Team	April 2019	
	Reduce under-occupation of housing through partnership working and support for people wanting to downsize in all sectors, including supporting Registered Providers to develop initiatives to reduce under-occupation.	Housing Options Team	Ongoing	

Theme 3: Improving existing housing				
Priority	Action	Lead responsibility	Date	Comments
	Review the empty homes policy to ensure continuing effectiveness in bringing homes back into use.	Environmental Services	December 2019	Current policy was adopted in 2014
	Develop a proactive plan to identify and bring empty homes back into use, including advice and assistance for owners and use of enforcement powers (including compulsory purchase orders) where necessary.	Environmental Services, Regulatory Services	July 2020	
	Engage with Registered Providers to map the current social housing provision (size, type, location).	Planning & Housing Policy	December 2020	
	Work with the City Fibre project to enable roll-out of high speed broadband to all areas of the city.	City Fibre Partnership	Ongoing	

Theme 4: Support for people and communities				
Priority	Action	Lead responsibility	Date	Comments
Ensure that housing in the city is fit for an ageing population	Carry out a Housing Needs Assessment for Older People, including an exploration of the barriers to downsizing and future levels of need for affordable and specialist housing for older people.	Planning & Housing Policy, Adult Services	April 2020	

Theme 4: Support for people and communities				
Priority	Action	Lead responsibility	Date	Comments
	Develop an Older Persons Housing Strategy to ensure that the housing in the city is fit for an aging population.	Planning & Housing Policy, Adult Services	April 2021	
	Support the development of new older persons housing that meets identified needs and demand.	Planning & Housing Policy	Ongoing	
	Work with Registered Providers and Homes England on increasing development of new older persons housing for older persons in need including for rent and affordable home ownership.	Planning & Housing Policy	Ongoing	
	Work with current care home operators and providers of housing for older people that wish to improve the physical and environmental conditions in their homes by remodelling or re-provision.	Adult Services	Ongoing	
	Ensure that extra care and older persons housing is incorporated into Strategic Urban Extensions in accordance with the master-planning principles in the Local Plan.	Planning & Housing Policy	Ongoing	As plans come forward
People will have the tools to access and sustain suitable housing, including support for vulnerable people	Identify future housing need for transitional, supported and specialist housing, including for people with learning disabilities, people with mental health needs, older people, disabled people and young people. Link in with the	Adult Services Planning & Housing Policy	Ongoing	

Theme 4: Support for people and communities

Priority	Action	Lead responsibility	Date	Comments
	update of the Strategic Housing Market Assessment.			
	Develop an accommodation strategy for Transforming Care (the improvement plan for services for people with Learning Disabilities).	Adult Services	April 2019	
	Work in partnership with Registered Providers, care providers and Homes England to deliver additional/remodelled supported housing schemes to meet identified needs.	Adult Services, Planning & Housing Policy	Ongoing	
	Develop and maintain a register of affordable homes that are adapted or accessible properties (both existing and planned) to make it easier for people with disabilities to find a home that meets their needs.	Adult Services, Housing Options Team	Ongoing	
	Work with partners to ensure that new supported housing can be developed and provide more homes specifically designed for older people, people with physical disabilities, learning disabilities, autism and mental health conditions.	Adult Services Planning & Housing Policy	Ongoing	
	Continue to ensure that sufficient funds are in place and are spent efficiently and appropriately to meet the demand for Disabled Facilities Grants (DFGs).	Therapy Service	Ongoing	
	Strongly encourage the development of new housing which is suitable for people with a	Planning & Housing Policy	Ongoing	(Building Control Part M, to include M4 (2) Category

Theme 4: Support for people and communities				
Priority	Action	Lead responsibility	Date	Comments
	range of disabilities using higher accessibility standards from Part M – with adaptability 'designed in'.			2: Accessible and adaptable dwellings and M4 (3) Category 3: Wheelchair user dwellings)
	Update the Gypsy & Traveller Accommodation Assessment to ensure plans and policies continue to meet identified needs.	Planning & Housing Policy	By December 2020	
	Complete the redevelopment of the permanent Gypsy & Traveller Site at Siskin Drive.	Planning & Housing Policy and Corporate Property.	By summer 2020	
	Ensure we maintain a 5 year supply of Gypsy and Traveller sites to meet identified need.	Planning & Housing Policy	Ongoing	
	Explore options regarding a suitable transit site for Gypsies & Travellers.	Environmental Services	Nov 2019	A report will be prepared for Cabinet Member (Policing & Equalities) on the practicalities of creating a transit site within the city boundaries.
People will be able to access advice and information about their housing rights and responsibilities, and how to sustain their tenancies	Liaise with Coventry University and the University of Warwick to ensure that students are aware of their rights and responsibilities when renting, including reducing ASB.	Environmental Services	Ongoing	ASB procedure developed in 2016/17 - monitor success and review if necessary.
	(See also actions under Theme 1 – preventing homelessness and supporting homeless households).			

Theme 4: Support for people and communities				
Priority	Action	Lead responsibility	Date	Comments
Support communities that want to develop a Neighbourhood Plan	Ensure that general information is available for communities thinking about neighbourhood planning (including information on the Council website).	Planning & Housing Policy	Ongoing	
	Provide support, advice and assistance to communities that want to develop a Neighbourhood Plan.	Planning & Housing Policy	Ongoing	As proposals are put forward
	Arrange the necessary procedural activities such as designation of a neighbourhood plan area, inspection of the plan, and a referendum to approve the plan.	Planning & Housing Policy	Ongoing	As proposals are put forward
Support estate regeneration in appropriate locations.	Support regeneration and redevelopment schemes in areas that require improvement, including opportunities arising from the 'Inclusive Growth Corridor' which seeks to maximise the benefits to local communities of the HS2 development.	Planning & Housing Policy	Ongoing	As proposals are put forward

Monitoring and updating			
Action	Lead responsibility	Date	Comments

Monitoring and updating			
Action	Lead responsibility	Date	Comments
Update the Homelessness Review using information from the 2018/19 year, to understand the early impacts of the HRA implementation and identify any changes in trends, needs or demands as a result of the new legislation and new service.	Planning & Housing Policy	July 2019	Analysis of information from April 2018-March 2019
Determine whether the results of the above require any changes to be made to the Housing & Homelessness Strategy and/or the Action Plan.	Strategic Housing Board	October 2019	
Review whether the Housing & Homelessness Strategy or Action Plan need to be updated when changes occur in relevant legislation or statutory guidance.	Strategic Housing Board	When required	
Prepare an annual report for the Cabinet Member of the main statistics relating to housing and homelessness and provide regular informal briefings throughout the year.	Strategic Housing Board	Annually	
Regularly review and publish an update of the Housing & Homelessness Strategy Action Plan.	Strategic Housing Board	Annually	

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In line with the principles of decision making outlined in the City Council Constitution, the Council will ensure that its decision making is open and transparent, and that due regard is given to the Council's obligations and desire to promote equality of opportunity and equal treatment.

Form 1

This part must be completed and before formal consultation is undertaken and must be available during the consultation stage.

Author of this document: Mark Andrews

Name of Service Area/Proposal: Planning and Housing Policy – DRAFT Housing & Homelessness Strategy 2019-24

Head of Service: Tracy Miller, Head of Planning & Regulatory Services

Date of completion:

Background to the planned changes

1. What is the background to the planned changes? Why is this change being considered?

Coventry City Council no longer owns any 'council housing' after the stock was transferred to Whitefriars Housing Group in 2000. However, the Council still has strategic housing duties, and duties towards people who are homeless or threatened with homelessness.

The Homelessness Act 2002 introduced a legislative requirement to carry out a Homelessness Review every five years, and develop a Homelessness Strategy to prevent and tackle homelessness in the city.

Coventry City Council has combined the Housing Strategy and the Homelessness Strategy to produce a coherent and holistic approach to housing and homelessness issues. The current Housing & Homelessness Strategy runs from 2013 to 2018. A Draft Housing & Homelessness Strategy for 2019-24 has been produced to replace it. A public consultation will be carried out on this draft strategy (subject to approval by Cabinet at their meeting on 2nd October 2018) before a final version is produced, with the intention to present the final strategy to Cabinet and Council for approval in early 2019.

The Government has also introduced new legislation (Homelessness Reduction Act 2017) which places additional duties on the Council relating to assistance given to all eligible people who are homeless or threatened with homelessness – not just those with a 'priority need' or who are not intentionally homeless - so more people will now be able to receive assistance.

2. Who do you need to consider as part of this ECA? *stakeholder analysis

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People who are homeless or at risk of homelessness
People who require support and assistance to maintain a tenancy or independent living
People who are living in unsuitable housing or poor housing conditions
Applicants on the Coventry Homefinder choice based lettings register
General members of the public
Homelessness organisations and charities
Advice agencies
Registered Providers (housing associations)
Private Landlords
Housing developers
Planning agents and consultants

Pre-Consultation Engagement

3. What engagement activities took place prior to formal consultation and what feedback (if any) was received in relation to equality issues?

The principles and priorities that should be included in the Housing & Homelessness Strategy have been discussed at several existing groups including the Homelessness Forum, where participants were asked to identify what the priorities for addressing homelessness should be, and what improvements on current services could be made. When carrying out research for the Homelessness Review, a simple survey was sent out to key stakeholders (mostly organisations working with homeless people) asking for feedback on what works well and what needs to be improved in current homelessness services. Meetings have also been held with all relevant Council services that will be involved in delivering the Strategy.

Feedback in relation to equality issues focussed on:

- Ensuring that everyone can access the housing options and homelessness services provided by the Council – with various ways to contact the service etc.
- ensuring that people with lived experience (Experts by Experience) are involved in future service development and improvement
- ensuring that advice and assistance is available to people without a 'priority need' (such as single people, especially single men) – this should be addressed with the introduction of new duties under the Homelessness Reduction Act 2017
- The particular needs of children in temporary accommodation that need to be addressed
- Ensuring that people with particular housing needs due to disabilities can access services and also find suitable housing for their needs (either purpose built or through adaptations)
- Improved access to mental health services, especially for those with a dual diagnosis (mental ill health and drug/alcohol misuse)

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- Address the gap in current direct access hostel provision – no specific female only accommodation at present.
- Address the increase in people with multiple complex needs who require services.
- People who have ‘no recourse to public funds’ and are therefore specifically excluded from being able to access housing and homelessness services under the Housing Act 1996 (as amended) and Homelessness Reduction Act 2017.

Analysis of Impact

In this section please ensure that you consider the three aims of the general duty as they affect **protected groups**. These groups are:

Age
Disability
Gender
Gender reassignment
Marriage/Civil Partnership
Pregnancy/Maternity
Race
Religion/Belief
Sexual Orientation

The **three aims of the general duty** require that a public authority, in the exercise of its functions, must have due regard to the need to:

- Eliminate discrimination, harassment and victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

4. Outline below how this proposal/review could impact on protected groups positively or negatively, and what steps/mitigations (if any) could be taken to reduce any negative impact that has been identified.

Information that we have relating to homelessness indicates that groups with certain protected characteristics are disproportionately affected by homelessness.

Each quarter, the Council reports data on the people who have been assessed as ‘statutory homeless’ (they are eligible, homeless, in priority need, not intentionally homeless, and have a local connection) and are owed the main housing duty by the council – this report is called P1E and is sent to the Ministry of Housing, Communities and Local Government.

The profile of statutory homeless households in 2017/18 is described below:

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Household composition: the majority of statutory homeless households are either couples with dependent children (21%) or lone female parents with dependent children (50%). The proportions of households in each household type has stayed relatively stable for the last five years.

Household composition	Number	Percentage
Couple with dependent children	118	21%
Lone Parent household with dependent children - Male Applicant	16	3%
Lone Parent household with dependent children - Female Applicant	277	50%
One person household - Male Applicant	69	12%
One person household - Female Applicant	53	10%
All other household groupings	24	4%
Total	557	100%

Age of applicant: The most common age group of statutory homeless applicants is within the 25-44 year age group (56%). This accords with the information that the majority of statutory homeless households are families/parents with dependent children. However, there is also a significant proportion of households (26%) in the younger 16-24 year age group. As with the figures on household composition, the proportions of each age group has stayed relatively stable over the past five years.

Age of Applicant	Number	Percentage
16-24	145	26%
25-44	314	56%
45-59	79	14%
60-64	9	2%
65-74	9	2%
75 & over	1	0%
Total	557	100%

Race: In 2013/14, the P1E data requirement for ethnicity of the applicant changed. Rather than recording the detailed groups as found in the census (ie White-British, White-Irish, White-Other etc) the P1E now only records the broad ethnicity groups (White, Black, Asian etc).

Analysis in the previous Homelessness Review (of data from 2008-2013) showed that within each of these broad groups, there was considerable variation. This more nuanced analysis is not possible with the current P1E figures.

The proportion of statutory homeless households recorded as 'White' has varied slightly between 62% and 67% over the past five years. The other groups have fluctuated as well, however the proportion of applicants recorded as Black (15%-23%) is consistently higher than the proportion of the overall Coventry population who are Black (5.5% in the 2011 Census). Conversely, the proportion of Asian applicants (4%-7%) is consistently lower than

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the proportion of the overall population who are Asian (15.1% in the 2011 Census). This is a long term trend.

Ethnic Origin	Number	Percentage
White	351	63.0%
Black	92	16.5%
Asian	41	7.4%
Mixed	29	5.2%
Other	28	5.0%
Ethnicity not stated	16	2.9%
Total	557	100%

Reason for 'priority need': the majority of statutory homeless households in 2017/18 had a priority need because the household contained dependent children (69%) or a pregnant woman (6%). 8% of households had a priority need due to a mental illness or disability, and 9% due to a physical disability.

Positive or negative impact?

The proposals in the Draft Housing & Homelessness Strategy aim to improve services to people who are homeless or vulnerably housed, and will therefore have a positive impact on all (eligible) Coventry citizens who experience homelessness. It will have a greater impact on groups with the protected characteristics that are identified above as being more at risk of homelessness.

The Draft Strategy also includes priorities to provide support and assistance and adaptations for people to live independently in their own homes where this is appropriate, including people with learning disabilities, physical disabilities or frailties due to old age.

5. Are there any other vulnerable groups that could be affected? i.e. deprivation, looked after children, carers.

Other groups that could be affected are: Care Leavers; prison leavers; those leaving an institution or hospital; victims of domestic abuse; asylum seekers who receive refugee status and have limited time to leave accommodation provided by the Home Office; people in fuel poverty; people in poverty and as a result are unable to cover their basic housing costs.

Each of these groups are subject to specific targeted areas of work that will help deliver elements of the Action Plan that accompanies the Strategy. For example prison leavers will be included within the homelessness services re-commissioning work. There is a separate tendering exercise to provide services to victims of domestic abuse – as well as an accompanying strategy.

There is also a group of people who are not 'eligible' for homelessness services provided by the Council under the Housing Act 1996 (as amended) - usually due to their immigration status, including people with 'No Recourse to Public Funds' (NRPF). There are very few options available to this group if they need housing assistance as they are specifically excluded from public services and are not eligible for certain benefits (such as housing

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benefit). If the household contains dependent children, the Council may have duties under Section 17 of the Children Act 1989 to accommodate the family. 10 applicants who made a full homelessness application in 2017/18 were found to be 'not eligible'.

Housing Services will work closely with Childrens Social Care services and the Migration Team, as well as voluntary organisations (such as the Coventry Refugee & Migrant Centre and the Coventry Winter Night Shelter) to offer appropriate assistance and signposting etc.

6. What are the gaps in evidence? Can this be addressed during the consultation stage?

The current data on homelessness does not record information about religion/belief, sexual orientation, gender reassignment, or marriage/civil partnership (specifically – it does record if the household type is a 'couple').

It is not expected that religion or marriage/civil partnership has a particular impact on housing and homelessness or peoples' ability to access housing. However, research undertaken at a national level shows that people may be more at risk of homelessness and may experience barriers to housing due to sexual orientation or gender reassignment.

This has been acknowledged in the Draft Housing & Homelessness Strategy as a gap in current information and an action has been included to carry out further research on the experience and barriers faced by LGBTQ+ people in Coventry, and identify what services need to be put in place to address these barriers.

The Ministry for Housing, Communities and Local Government has also changed the data collection requirements, and P1E has been replaced with a new report called H-CLIC. This records much more comprehensive information, including information on all the protected characteristics except religion/belief, at case level. This has been introduced from April 2018. The Draft Housing & Homelessness Strategy includes an action to carry out a short update of the Homelessness Review when the first 12 months of H-CLIC data is available, so data will be available from then.

7. What are the likely impacts of this project/review on staff from protected groups? For further support please contact Andy Hyland (andy.hyland@coventry.gov.uk tel: 7683 3426)

No specific impacts on staff are expected.

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Form 2

This section should be completed AFTER any consultation has been concluded.

Author of this document:

Date of completion:

Potential Impacts – further information

8. Referring to the information detailed in question 4 of ECA Form 1, state if the potential impacts have been confirmed. Also detail below any additional information about potential impacts that has been highlighted during any consultation.

Outcome of equality impact

9. Indicate which of the following best describes the equality impact of this project/review:

There will be **no** equality impact if the proposed option is implemented

There will be **positive** equality impact if the proposed option is implemented

There will be **negative** equality impact if the proposed option is implemented but this can be objectively justified

There will be both **positive and negative** impacts if the proposed option is implemented

Summary of ECA

Write a paragraph below which summarises the key aspects of this ECA.

This paragraph should be included in the Equalities/EIA section of any Cabinet/Cabinet Member Report.

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Approvals from Director and Cabinet Member

Name of ECA Author

Date

Director:

Cabinet Member:

Please detail below any committees, boards or panels that have considered this analysis.

Name

Date

Chair

Decision taken

Next steps

Please send this completed ECA to the Insight Team as follows:

Wendy Ohandjanian (wendy.ohandjanian@coventry.gov.uk tel. 7683 2939)

Jaspal Mann (jaspal.mann@coventry.gov.uk tel. 7683 3112)