Torfaen County Borough Council

Young Persons Accommodation Strategy

2012
Foreword

It is a great pleasure to present this Young Persons Accommodation Strategy, the first of its kind in Torfaen.

The problems faced by young people attempting to access their own accommodation have become more acute in recent years.

Rising house prices and rental values have made it difficult for people to access accommodation in the private sector, resulting in greater levels of demand for social housing, which is already oversubscribed.

These housing pressures are felt most keenly by young people in need of accommodation, with many often lacking the skills and abilities needed to meet their own housing need.

In this strategy, Torfaen has sought to implement a number of activities that will help to address the housing needs of young people from a much earlier age, so that they have the knowledge and capabilities to access accommodation and reduce their risk of homelessness.

Through the work of the Young People’s Housing Officer, this strategy will raise awareness amongst young people of their housing options, highlight where they should go for help and assistance, and advise them of the support they will be able to access.

Effective partnership working will be vital for the successful implementation of this strategy, with joint working between services helping to ensure that adequate provision has been made and the support and accommodation needs of young people in Torfaen are being successfully met.

Councillor G R Clark
EXECUTIVE MEMBER OF HOUSING, PLANNING AND PUBLIC PROTECTION
Executive Summary

For many young people, growing up can be a difficult and challenging time, especially if they are leaving care or experiencing homelessness. The Southwark Judgement recognises this and has placed an obligation on Local Authorities to strengthen their joint working procedures for care leavers and young homeless people. The challenge now facing Torfaen is to ensure that these national priorities are met and instigated on a local level.

Prevention of homelessness through the implementation of robust frameworks must be the main priority if we are to meet the needs of young people and avoid a crisis situation. Early intervention is vital, with collaborative working between departments ensuring that every young person is assessed on an individual basis. A joint protocol between Housing and Social Services has now been established to provide a more co-ordinated approach, so that where homelessness cannot be avoided, suitable accommodation and support is made available.
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Introduction

Leaving home in an unplanned manner, often as the result of a family dispute or relationship breakdown, can result in young people living in inadequate and unsuitable housing. Without a stable home environment to return to, or access to a reliable support network, young people can quickly become marginalised, leave education or training, and struggle to access and maintain housing. This can also lead some to offend or display other behaviour which poses particular challenges in the provision of accommodation. It is vital that this group remains engaged and that appropriate assistance is available.

This strategy will focus primarily on the Local Authority duty towards 16 and 17 year olds experiencing housing difficulties. However, it will also consider homeless prevention work for people as young as 14, and the provision of move-on accommodation and support for those aged 18 to 24. It is a partnership between Social Services, Housing and Youth Offending and has been developed in consultation with key stakeholders.

Aims

- To clarify the responsibilities of the Local Authority following the Southwark Judgement.
- To provide an overview of the current pressures within Torfaen.
- To identify how the Local Authority will achieve ‘best practice’ in its assessment and service delivery to young people.
- To deliver more choice of accommodation to young people in Torfaen.
- To implement an agreed action plan for improving services for young people in Torfaen over the next 5 years.

1 For the purposes of this strategy, the term ‘young person’ will be used to refer to anyone aged between 16 and 24 years old.
Chapter 1 - Legal Context

The Southwark Judgement

The background to this strategy lies in the Southwark Judgement, which clarified the legal position surrounding Section 20 of the Children’s Act 1989 and Part 7 of the Housing Act 1996 in relation to a Child in Need.

A young person in need of accommodation can make a homeless application under Part 7 of the Housing Act or be provided with support under Section 20 of the Children’s Act. Determining which legislation to apply in each case often led to inconsistencies, so the judgement has now simplified the position.

The judgement emphasised that when a child is in need of accommodation, then that child must be provided with accommodation under Section 20 of the Children’s Act. However, because the young person has a choice, the Local Authority, when deciding what type of accommodation to provide, must take into consideration the young person’s own feelings and wishes.

The Children Act 1989

The Children Act 1989 introduced changes to legislation in England and Wales affecting the welfare of children. Some of the key principles are:

- The welfare of children must be the paramount consideration when the courts are making decisions about them;
- The concept of parental responsibility has replaced that of parental rights;
- Children have the ability to be parties, separate from their parents, in legal proceedings;
- Local authorities are charged with duties to identify Children in Need and to safeguard and promote their welfare;
- Certain duties and powers are conferred upon local authorities to provide services for children and families;
- Orders under this Act should not be made unless it can be shown that this is better for the child than not making an order;
- Delays in decision making concerning children are likely to prejudice their welfare.

The Children Act 2004

This 2004 Act was introduced to make provision for the establishment of a Children’s Commissioner and to build upon the work of the Children Act 1989.
The Children (Leaving Care) Act 2000
This Act has two main aims:

- To ensure that young people do not leave care until they are ready;
- To ensure that they receive more effective support once they have left care.

The Act seeks to ensure that a Local Authority will provide help to a young person until they have reached the age of 21, or in some cases 24.

The Housing Act 1996

Part 7 of the Housing Act 1996 sets out the statutory duties placed upon Local Authorities for tackling homelessness. The Act states that if there is reason to believe that a person is homeless or threatened with homelessness, then under Section 184 they have a duty to investigate. Under Section 188, there is also a duty to provide suitable interim accommodation (if the person is homeless and there is reason to believe they are in priority need) until a decision about their homelessness has been reached.

The Homeless Persons (Priority Need) (Wales) Order 2001

In 2001, the Welsh Government amended the homelessness legislation by extending the priority need categories. Two additions included 16 and 17 year olds and Care Leavers (or persons at particular risk of sexual or financial exploitation) who are 18 years or over but under the age of 21. This amendment was intended to tackle and prevent homelessness by strengthening the assistance available to people who are homeless or threatened with homelessness.
Chapter 2 – Policy and Strategic Context

Provision of accommodation for 16 and 17 year old young people who may be homeless
The Southwark Judgement raised some significant issues regarding the tackling of youth homelessness, so the Welsh Government published guidance to assist Local Authorities establish some clear protocols between children's social services and housing.

The guidance identified 4 keys areas:
- Responding to 16/17 year olds seeking help because of homelessness
- Provision of suitable supported accommodation under Section 20 of the Children Act 1989 by Social Services
- Provision of accommodation for 16-17 year olds who are not owed a Section 20 duty, or who refuse Section 20 accommodation
- Joint working to tackle youth homelessness

Programme for Government
This highlighted the need to:
- Provide suitable accommodation for young people in the Youth Justice System in Wales
- Take action to improve services and opportunities for groups who experience discrimination
- Help people to access a home that suits their individual circumstances

Improving Lives and Communities
The National Housing Strategy ‘Improving Lives and Communities’ identifies the various changes and challenges that lie ahead in Wales, and sets out the following approach for meeting them:
- Provide more housing of the right type and offer more choice
- Improve houses and communities, including the energy efficiency of new and existing homes.
- Improve housing related services and support, especially for vulnerable people and people from minority groups.
10 Year Homelessness Plan for Wales

The plan sets out some key principles for the delivery of homeless services in Wales to achieve its strategic aims:
- Preventing homelessness wherever possible
- Working across organisational and policy boundaries
- Placing the service user at the centre of service delivery
- Ensuring social inclusion and equality of access to services
- Making the best use of resources

Local Housing Strategy 2012 - 2017
“Developing a housing future together in adversity and beyond”

The strategy, which was developed in collaboration with key stakeholders, provides a framework and vision for Housing in Torfaen over the next five years. It focuses on 5 aims:
- Research and Development
- Improving existing homes and communities
- Increasing supply
- Services to support Torfaen residents now and in the future
- The benefits of action on housing

Children and Young People’s Plan 2011-14

The plan sets out the vision, aspirations and priorities of the Children and Young People’s Partnership. It follows 7 core aims. Children and young people should:
- Have a flying start in life
- Have access to a range of education opportunities
- Enjoy the best possible physical, mental, social and emotional health
- Have access to play, leisure, sporting and cultural activities
- Be listened to and treated with respect
- Have a safe home and community
- Not be disadvantaged by child poverty

Torfaen County Borough Council Corporate Plan 2

The Corporate Plan contains seven priorities that will drive the delivery of services in Torfaen over the next five years and provide support to Torfaen’s most vulnerable citizens and communities
One of these seven aims is: “Preventing Torfaen residents becoming homeless”

Chapter 3 – Local Context

In recent years there has been significant demand for services from young people who are at risk of homelessness, are experiencing homelessness, are leaving care or who have a history of offending behaviour. At the same time, there are a number of challenges facing young people trying to establish their own independence, such as a lack of educational and training opportunities, high levels of unemployment and a lack of affordable housing; which will be further exacerbated by the proposed welfare benefit reforms.

Torfaen has been working hard to intercede, where possible, to minimise these challenges for young people and improve their outcomes. Co-ordinated through the Torfaen Young People’s Support Service (TYPSS); a multi-agency partnership that aims to provide an integrated, one stop provision, young people in Torfaen have been able to access housing advice, mediation, life skills, careers advice, and support with their health and education needs.

Recognising the importance of this work, Torfaen commissioned a piece of research from Shelter Cymru and Cardiff University, to determine the housing and support needs of young people and identify how to improve the services offered to them.

Using a peer researcher and combining the views of young people and the professionals who work with them, the research was able to provide a series of recommendations for the improvement of housing related services to young people.

Some of the key themes to emerge from the research were:

- Develop and strengthen partnerships between agencies working with young people in Torfaen;
- Educate young people and provide more information about their housing options;
- Provide support and stability to young people at risk of, or experiencing homelessness;
- Develop more temporary and long term housing options for young people;
- Ensure the needs of young people are represented and incorporated into key policies and strategies.

From these recommendations, and following a consultancy workshop on the implications of the Southwark Judgement, 4 key priorities were identified for achieving ‘best practice’ in meeting the housing needs of young people:

- Early intervention and prevention
- An integrated approach to prevention at the point of crisis
- Support and stabilisation
- Move on and resettlement
Chapter 4 – Priorities

Priority 1: *Early intervention and prevention*

“We want to see prevention work beginning as early as possible, including education work with all young people, to help them understand the risks of homelessness and how they can be avoided. Where prevention is ineffective, we want to see young people having access to housing solutions which are age-appropriate and provide a safe environment.” (10 Year Homeless Plan)

**Context**

The lack of suitable and settled accommodation can have a detrimental effect on a young person and result in a number of negative outcomes, including poor educational attainment, poor health, debt and in some cases crime. In 2005, the homeless charity *Shelter* reported that approximately 20% of young people began to use drugs after becoming homeless.\(^2\) The impacts of poor housing and homelessness are therefore extensive and should be addressed as early as possible.

The findings of the Shelter Cymru and Cardiff University research highlighted the importance of early intervention for ensuring that young people are made aware of their housing options and to reduce the risk of them becoming homeless. A number of prevention activities have been identified:

**Pre-crisis education** - To raise awareness of homelessness, to challenge the myths about accessing housing, to develop an understanding of what causes homelessness and to give information to young people about where to go for help if they have housing needs or are at risk of becoming homeless.

**Early advice** – Education, advice and information on a range of issues affecting young people such as relationships, money, housing, employment, legal issues and education.

**Mediation** – Family relationship breakdown is one of the main causes of homelessness among young people, so offering mediation services before the situation reaches crisis point will be an essential method of intervention. However, the research by Shelter found that despite an effective service being provided in Torfaen, it is used too frequently at crisis point and that more needs to be done with younger children (14-15 year olds).

**Progress to date**

- TYPSS work with young people before they turn 16, through their employability group.

\(^2\) Shelter Factsheet – Young People and Homelessness (2005)
• The Youth Offending Service Prevention Team receives referrals from schools and communities for young people who are at risk of entering the court system.

• Llamau have an education worker who regularly visits schools and provides information about the service, which covers housing and homelessness issues.

• Housing has piloted a schools project, aimed at educating young people about their housing options.

Further action needed

• The Llamau mediation project has had a number of successes, demonstrating that homelessness can be prevented in many instances. However more needs to be done to assist younger people (13-15 year olds) and those in the older age bracket (18 – 24) who are sometimes missed by statutory services.

• The Young Persons Housing Officer will develop more links between housing and other services to deliver the prevention agenda and provide a consistent presence for young people in housing need in Torfaen.

• Peer Mentors have been identified by young people as an effective way to provide information, so more use needs to be made of them in promoting the preventative agenda among young people.

• More links need to be made between Youth Support Services to ensure that agencies working with young people in Torfaen provide a more co-ordinated and integrated approach.

• Housing will promote services within Torfaen to young people prior to them reaching crisis point, through their schools project, the Torfaen Homes website and other available mediums.

• Services will engage with hard to reach groups who are not in priority need, including those who are Not in Education, Employment or Training (NEET), to assist them with their housing options.
Priority 2: An integrated approach to prevention at the point of crisis

“Supporting children and young people to remain with their families is in the best interest of most children... Local authority responses to 16 and 17 year olds seeking help because of homelessness should explicitly recognise this and work pro-actively with young people and their families to identify and resolve the issues which have led to the homelessness crisis.” (Provision of accommodation for 16 and 17 year old young people who may be homeless)

Context

Even if a young person reaches a point of crisis, it is often still possible to intercede to prevent a situation from escalating further, with effective intervention from statutory and voluntary services to identify the problems and offer solutions. This is particularly pertinent in relation to housing, with homelessness or unsettled housing often compounding the problems of a young person.

Mediation and providing advice and information to families has resulted in a number of successes within Torfaen and prevented young people from becoming homeless.

The importance of working towards preventing homelessness cannot be overstated, with evidence showing that young people who enter the homeless system tend to experience less positive outcomes than those who have remained at home.

A report by the Joseph Rowntree Foundation “Youth homelessness in the UK” found that homelessness impacts negatively on a young person’s health and emotional wellbeing, can lead to the onset, or increased use of drugs and that young people who spend time on the streets are highly vulnerable to sexual assault, violence and crime.

Progress to date

- Housing options officers already work with young people at risk of homelessness to help them remain in their own home or to identify the alternative options available to them.

- Mediation is currently offered by Llamau to young people and their families to help them resolve their circumstances and ensure the young person can return home.

- A Young Persons Housing Officer has been seconded for 1 year to support the ‘prevention of homelessness’ agenda.
Further action needed

- More effective use needs to be made of the prevention tools available to housing and social services for assisting young people remain in their own homes and more training to be provided to agencies on the tools available.

- A revised protocol between TYPSS and Housing for the joint assessment of young people threatened with homelessness needs to be developed.

- Identify ways in which homelessness can be averted so that planned move on can be arranged through the use of alternative housing options. This is particularly important for young people with a history of offending behaviour who are due to be released from custody. Better partnership working prior to their release will help to ensure that suitable accommodation options can be identified.

- Develop short term accommodation options for young people who are threatened with homelessness to allow time for further investigations and prevention work to be undertaken.

- Provide advice and information to parents/guardians to assist them to resolve issues without the young person becoming homeless and advise them of their parental responsibilities and the negative impact that homelessness can have on a young person.

- Develop better understanding amongst landlords of the needs of young people.

- Make use of available prevention fund or discretionary monies to assist in the return of young people to their family home.

- Investigate the potential for developing supported lodgings, a night stop scheme or reconfiguring the use of existing temporary accommodation, to allow young people to stay for a few nights whilst further prevention work is undertaken.
Priority 3: Support and stabilisation

“We want to see every vulnerable young person being supported by way of a pathway planning process to help them to prepare for independent living and access suitable accommodation and support. Where young people struggle in maintaining their housing, both housing and social services should work proactively to prevent breakdown of tenancy, or where it does break down, help them to find alternative accommodation and further resettlement support.” (10 Year Homeless Plan)

Context

Having adequate support can mean the difference between whether or not a young person has the skills and ability to access and maintain their own accommodation. Many young people who have a chaotic lifestyle, possibly as a result of homelessness or through entering the care system, are less likely to have the same levels of support as other young people and as a result, they are more likely to struggle in their tenancies.

The provision of high quality support to these young people, especially those in temporary accommodation or their first tenancy, is vital for ensuring that they have the means to sustain their accommodation and reduce their risk of homelessness.

A number of support services are already in place in Torfaen and this has resulted in some significant benefits for young people, which need to be developed and built upon, to ensure that young people continue to receive the level of support they need to maintain their independence.

Progress to date

- Stronger links have been made between housing and social services following the Southwark judgement and the development of a shared protocol.

- Joint training has been undertaken between housing, social services and the youth offending team to identify best practice for addressing the needs of young people and developing pathways.

- The development of a 24 hour supported housing project for vulnerable young people with support needs.

- The opening of a supported accommodation unit that provides 4 young people with accommodation for up to 2 years before they access their own tenancies.

- Supporting People funded a part time post to support young people who are leaving temporary accommodation and moving into their own accommodation.
Further action needed

- Increase the support available to young people when they move into their own accommodation

- Review the needs of young people who need housing related support and commission relevant services and increase awareness of the issues facing young people.

- Develop more joint working between different agencies that offer support, to provide a more streamlined and joined up service to young people.

- Work with landlords to increase their awareness and understanding of the needs of young people to assist them to better support their younger tenants.

- Develop more supported housing options to assist young people to move into suitable accommodation with adequate support networks, and to help them develop basic skills to boost independent living.

- Identify whether there is the potential to develop a small number of high level support accommodation units for young people with complex needs.
Priority 4: Move on and resettlement

“We want to see young people having access to housing solutions which are age-appropriate and provide a safe environment.” (10 Year Homeless Plan)

Context

The provision of appropriate accommodation for young people in Torfaen is mixed. A temporary accommodation hostel provides 24 hour support to young homeless people and encourages them to gain the skills they need to live independently, whilst a supported accommodation scheme (move on) provides 4 young people with accommodation for up to 2 years before they access their own tenancies.

However, due to the number of young people presenting as homeless or looking to access their own accommodation each year, the need for more move on accommodation to support these young people accessing their own accommodation for the first time is vital.

The Shelter research found that young people suffered when they moved from the temporary accommodation hostel (where they had received 24 hour support) to their own tenancies (where support was dramatically reduced). Interviewees identified a need for ‘tier two’ accommodation, to aid the transition from temporary accommodation to independent living, which would allow young people to return to supported accommodation if they experienced difficulties.

In addition, more accommodation should be made available to young people leaving home for the first time, who cannot afford to buy, or those who are struggling to find suitable and affordable good quality rented accommodation.

Progress to date

- The development of Hales House Hostel, which provides 24hour support and skills development to young people who have become homeless in Torfaen.

- The creation of Wern Road, a partnership between Housing Strategy, Supporting People, TYPPS and the Seren Group to deliver Torfaen’s first 24hr supported housing project for vulnerable people with support needs who are care leavers or have a care background.

- Local Housing Strategy consultation with young people at TYPPS, which provided them with an opportunity to identify their housing needs and priorities.

- Cluster accommodation has been developed by Solas to provide intermediate accommodation to young people who are ready to move on from Hales House, but still require more intensive support than could be offered via floating supporting.
• Help2Own scheme that offers first time buyers the chance to purchase their own property for a reduction of the market value.

Further action needed

• More choice needs to be included in the delivery of young person accommodation. Young people are not a homogenous group and will often have many varied and challenging needs and experiences that must be addressed.

• Explore alternative housing options that can be developed to assist young people to access suitable accommodation e.g. Rent a room schemes, Melin leasing, supported lodgings.

• Explore opportunities with Registered Social Landlords for developing small specific schemes for groups of young people dispersed throughout the borough.

• Continue to consult with young people on key policies and strategies within Torfaen, so they can influence and shape service provision.

• Continue to provide details of the various housing options available to young people through ongoing education and engagement.
Appendices
## Appendix 1

### ACTION PLAN

#### 1. Underpinning actions

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<tr>
<th>Ref no:</th>
<th>Priority objectives</th>
<th>Actions</th>
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<tbody>
<tr>
<td>1.1</td>
<td>Policy</td>
<td>Consultation with young people on all key strategies and policies</td>
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<td>1.2</td>
<td>Training and Awareness raising</td>
<td>RSL shadowing opportunities</td>
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<td>1.3</td>
<td>Allocations</td>
<td>Homeseeker Review</td>
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#### 2. Reducing demand before the point of crisis - Early intervention and prevention

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<td>2.1</td>
<td>Minimise demand through improving understanding amongst all young people and their parents about the realities of leaving home/becoming homeless at a young age: housing options; affordability and poor outcomes for young people</td>
<td>Deliver awareness raising education programmes, with some peer educator involvement, in as many secondary schools, (Yrs. 10 and 11) Pupil Referral Units and colleges as possible In Torfaen.</td>
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| 2.2 | Reduce homelessness presentations at a young age from those most at risk, by more targeted prevention activity with families and their teenage children | Flag homelessness at a young age through current family support/prevention activities, such as Families First.  
1) Develop a simple set of risk/trigger factors for assessing teenagers who may be at risk of homelessness when they become 16/17.  
2) Increase awareness amongst professionals already working on early intervention programmes about the realities of homelessness and keeping young people within the family network beyond the age of 16/17:  
3) Work on a simple briefing presentation which highlights:  
   a) The negative impact of homelessness on young people and communities  
   b) The prevention agenda and concept of the youth homelessness pathway  
   c) How to spot and deal with the trigger/risk factors that can lead to homelessness later on in teenagers  
   d) The realities of housing options for young people e.g. shared accommodation in PRS  
   e) TYPSS and what can be offered in terms of advice/support where young people may be at high risk of homelessness in the future  
4) For young people where homelessness is assessed as a high risk at 16/17, look at proactive planning with young people and their parents, to avoid crisis and homelessness.  
   Ensure the reality of housing options is made clear and continue to look at prevention through mediation and staying with extended family. Include young offenders coming out of custody and needing remand beds. |
| 2.3 | Minimise the risk of homelessness by promoting Housing Relate Support services | Circulate housing services support directory (staff and public version) to Landlords and Supporting People providers |
| 2.4 | Engage with hard to reach young people not in priority need | Consider an engagement strategy for engaging with hard to reach young people. |
### 3. An integrated approach to prevention, options, advice and assessment of young people at risk of homelessness

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| 3.1     | Improve planning and use of resources by better understanding the level of demand from young people and outcomes from your prevention activity | Adjust current information systems to ensure all young people who present as homeless/at risk of homelessness are recorded and the outcomes are recorded.  
Agree what ages you are going to record and how this will work with young people who present via Customer Centres to Housing Options.  
Make a decision re: young people aged 18 – 25 who are not likely to be owed a statutory duty and how you will offer them a service (i.e. either via TYPSS or via Housing Options) |
| 3.2     | Continue to prevent homelessness and ensure compliance with legal duties | Develop a prevention toolkit and process for prevention of homelessness.  
Provide training with TYPSS officers from the different agencies involved, so all have a good understanding of the staged process, the tools to be used at different stages and how to access them, alongside statutory duties.  
Develop a joint working protocol to reflect your intentions to vulnerable young people aged 16/17  
Develop a joint assessment pro forma which incorporates both the Initial Assessment and Housing elements  
Look at information sharing arrangements and use of a common assessment tool by all agencies within TYPSS to ensure better use of resources and minimise assessment activity with young people |
| 3.3     | Develop suitable short stay accommodation for young people in Torfaen, which still focuses on a return home/to extended family where safe and appropriate | Agree a joint commissioning approach to emergency accommodation for young people.  
Discuss with Solas the ring fencing of 2 – 3 beds within Hales House for young people on a short stay basis.  
Rules for these young people should be tighter than for others, and a big focus on them returning home/to family where safe to do so. A 6 week maximum stay |
Scope potential for the development of a Nightstop scheme within your new supported lodgings service; young people can stay with approved hosts in their own home for up to 3 – 5 nights.

### 4. Support and stabilisation

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| **4.1** | Increase the range and number of supported accommodation units for young people in Torfaen | Review of accommodation needs of young and vulnerable people who need housing related support and additional number of units needed. Including those in transition from children’s services  
Suggested areas for development:  
Explore the opportunities for Supported lodgings - emergency and longer stay hosts. Look at business case, funding models and examples of other successful schemes. Jointly commission a scheme (in house or externally) with a co-ordinator post.  
With Solas, a partnership review use of Hales House: level of need, lengths of stay, move on and outcomes for young people to confirm its strategic relevance and/or adjust accordingly in future SP commissioning arrangements.  
Increasing use of the “half way house” PSL shared dispersed accommodation for progression from Hales House or for lower needs young people to move into as first stage, with floating support.  
Scope potential for a small number of multiple/complex needs young people: look at business case for developing self-contained RSL accommodation or PSL 2 bed shared accommodation with a high level of specialist floating “sticky” support which follows the young person. |
<p>| <strong>4.2</strong> | Develop affordable suitable accommodation for low need young people who have to move from the family home but are actively engaged in | Explore opportunities with RSLs to develop accommodation options for young people who are ETE |</p>
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| 5.1    |                     | 1) Look at the potential for leasing and licensing of accommodation by the local authority under the more generous Housing Benefit subsidy system (in place until April 2013)  
2) Scope the potential to develop a landlord incentive package specifically needed to encourage access for young people:  
   - Setting up of licence agreements and tenancies  
   - Housing Benefit paid direct to the landlord;  
   - Bond Scheme Plus (to include 18-25s non Priority Need where prevention of homelessness applies)  
   - 24 hour phone line  
   - Paying for accreditation, HMO registration fees etc.  
   - Floating support where needed  
   - Young people have gone through some pre-tenancy training and can provide references  
3) Scope commercial lodgings scheme - “rent a room” scheme and promote the tax break incentive of £4,260  
4) Scope the potential to develop small shared units of dispersed accommodation for young people in private rented accommodation |