















Presentation for Communities and Adult Services Scrutiny Committee 2nd March 2016

Housing (Wales) Act &

Use of the Private Rented Sector









Effective from 28.04.2015



Major change in homeless legislation



Applies only in Wales



 Delays in receiving guidance from WAG



England are closely following impact





















- Changes focus and responsibilities for both staff and applicants in housing need
- Create all new procedures and processes
- Staff have had to be trained (and retrained) on the new duties
- Resource intensive change
- Managing clients expectation











 Remodelled existing Housing Options Service



Created 'Housing Solutions' brand



 Team of dedicated Prevention Officers & Assistants









Housing Wales Act Main Duties



Advice and Assistance

Duty to provide advice and assistance to all clients including those not eligible i.e. persons from abroad



Duty to Prevent

Minimum of 56 days to work with the client to try and prevent homelessness or secure alternative accommodation. There is no time limit on how long prevention work can be carried out. This rule is priority status neutral.



Duty to provide interim accommodation

Interim accommodation for those who are homeless pending completion of enquiries for those with priority need.



Duty to Help to Secure

Working with client for 56 days with a personalised action plan to help secure accommodation in the private rented sector. Plan clearly sets out expectation from client. This rule is priority status neutral.



Final duty – local authority must secure accommodation

Discharging duty into either private or social housing for those in priority need.







Housing Wales Act Main Duties





















Use of the Private Rented Sector







Listened to their feedback



 Identified barriers for landlords in housing clients with housing need



Created a offer to landlords



Early days, soft launch, but still challenging





















Performance since April 2015

3373 Customers to date

328 no duty accepted

•277 Young People via Basement partnership with Childrens Services & Llamau

528 assisted with duty to prevent

•61% of which have had a successful outcome

1331 accepted a duty to help to secure

•94 housed in Private Rented Sector with assistance of bond/rent in advance

392 final duty to secure

•1 housed in Private Rented Sector with assistance of bond/rent in advance







Since 28.04.2015







•378 homeless clients housed in social housing





Private Rented Sector tenancies make up 20% of all homeless clients housed to date this year.





Focus will be on increasing this in the coming year.





Case Study





6 bed house in multiple occupation made available



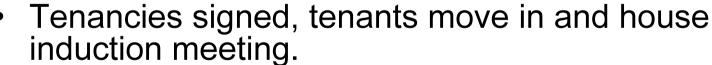
 Agreed LHA rate rents with landlord & carried out visit with PSH. Works identified and agreed to be carried out



Work carried out checked



Matched 6 tenants and carried out viewing





Ongoing communication with all parties.



Successful outcome







Housing Solutions Package





Tenant matching service



 Financial incentives – bond, rent in advance, access to grants



Fast track Housing Benefit





Support to landlords and tenants





One point of access to a range of council services



Dedicated telephone and email address















Over 200 private landlords invited



Showcase the Housing Solutions package



 Encourage partnership working with PRS





 Publicity plan for the next 12 months and will be attending various PRS

events.

















Any Questions?

