



Housing Bi-Annual Report

November 2024

Homeless applications



615 homeless applications taken in 2023/2024



We have seen 22.2% increase on 22/23 figures in those who are already homeless and seeking temporary accommodation



This is 26.4% increase on 2021/22 demand



We have taken 349 applications so far this year and expect to take around 700 by end of financial year

Homelessness

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Total Placements	279	377	314	246	254	476	440	536*
B&B	162	280	212	148	165	388	343	400*
Unique Households	155	166	163	158	160	211	239	330*

Based on 2017/18 figures to estimated figures for 2024/25:

113% increase in unique households

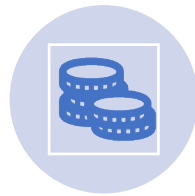
92% increase on number of placements to manage

2024/25 lower number of homeless applications but more ending up in temporary accommodation due to lack of homes to prevent or relieve homelessness

Cost of Temporary Accommodation



Bed and Breakfast costs increased by almost 50% since 2022/23



Expected expenditure 2024/25 £895,619



Net cost to TDC expected 417k



Albany House and Luscombe provide surplus income to offset alternative more costly temporary accommodation costs.



Government announced 233million additional support for homelessness. Details on allocation not yet released.

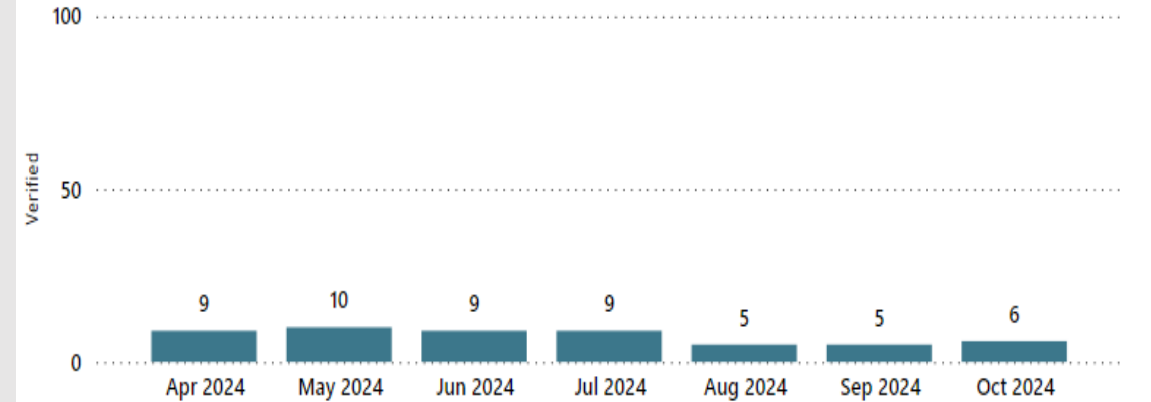


Additional staffing resources being considered for Housing team

Rough Sleepers

8 have been supported into accommodation in 2024/25

Verified Rough Sleepers




Housing | Rough Sleepers

219

Rough Sleepers Reported

53

Verified Reports

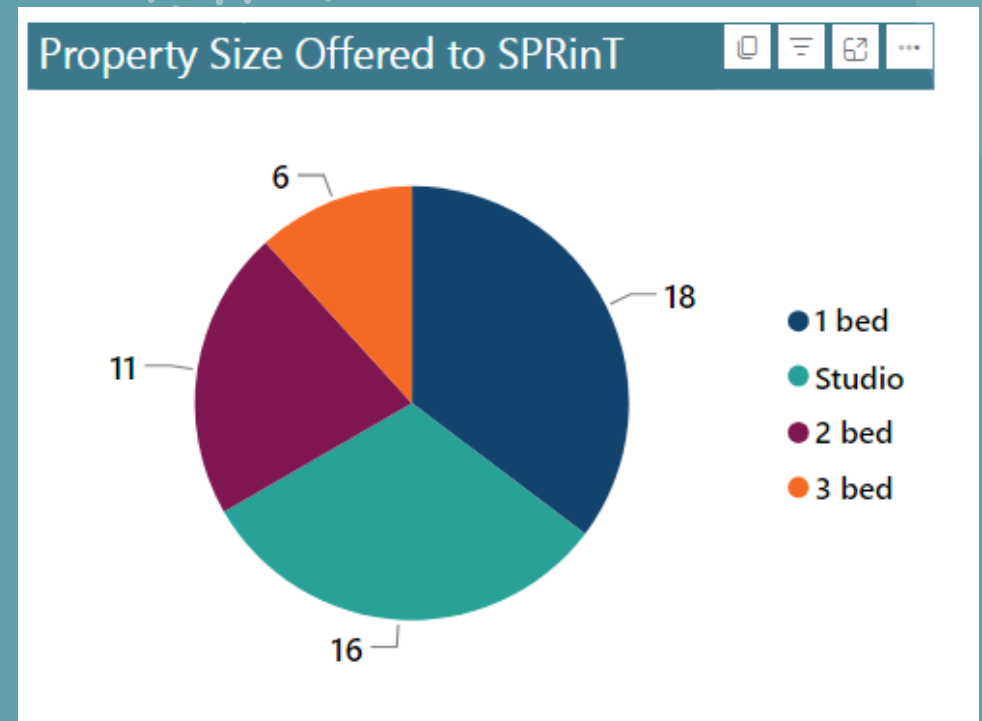


How to notify us about rough sleepers

- Online via the national mechanism
- www.streetlink.org.uk
- All notifications of new rough sleepers are responded to within 2 working days by the Outreach Team
- In severe weather, this is a same day response
- Verified rough sleepers are those confirmed by the Outreach Team as being bedded down
- They seek to offer temporary accommodation, reconnection to other areas and housing pathways to verified rough sleepers in partnership with Together, Drug and Alcohol Services.
- This is funded through Rough Sleeper Initiative bid and ends March 2026

Private Rented Homes

- SPRinT – Supporting People Renting in Teignbridge
- Private rented access service securing affordable private rented homes for households that are homeless or threatened with homelessness
- In the last calendar year since relaunch, they have secured 32 homes
- This is approximately the housing offer for a third of homeless applicants moving out of temporary accommodation



Devon Home Choice



Over 1600 active applications



Around 400 applications awaiting assessment or further evidence to be assessed



51% of the register require 1 bedroom homes (828)



9.5% require 4 bed or larger (154)



20% are in urgent of high need for housing



Expecting numbers of active applications to increase before marginally falling once renewals restart

Adverts 2023/2024

- 295 total homes let
- 7 Four Beds
- 53 Three Beds
- 140 Two Beds
- 95 One Beds
- This includes homes advertised as direct matches and homes for people over 55 years of age



Comparison to 2021/22

54% increase in active applications

47% increase in 4bed+ need

73% increase in 1 bed need

25% increase in number of bids

Application assessment processing time currently 35 days on average – was 20 working days.

Assessment Delays



Many applications repeatedly updated their applications with further information or evidence for reassessment



Amount of supporting evidence increased which requires more staff time to assess



Higher number of email enquiries – on average 30 per day



Additional resource spent on managing adverts with preference to homelessness



Higher number of Band A application which require 48 hour response across Devon

What are we doing to reduce delays?



Overtime for existing staff to work on applications awaiting assessment



Additional staff member recruited (starts December 2024)



Reduced time spent on administration tasks to focus on incoming applications



Project work suspended



Emails being triaged by wider team and Customer Support to support DHC team



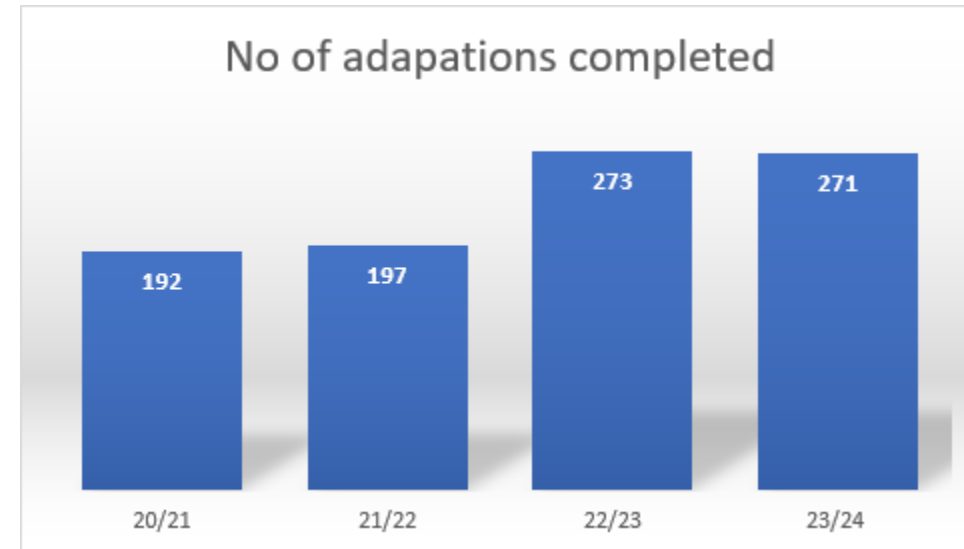
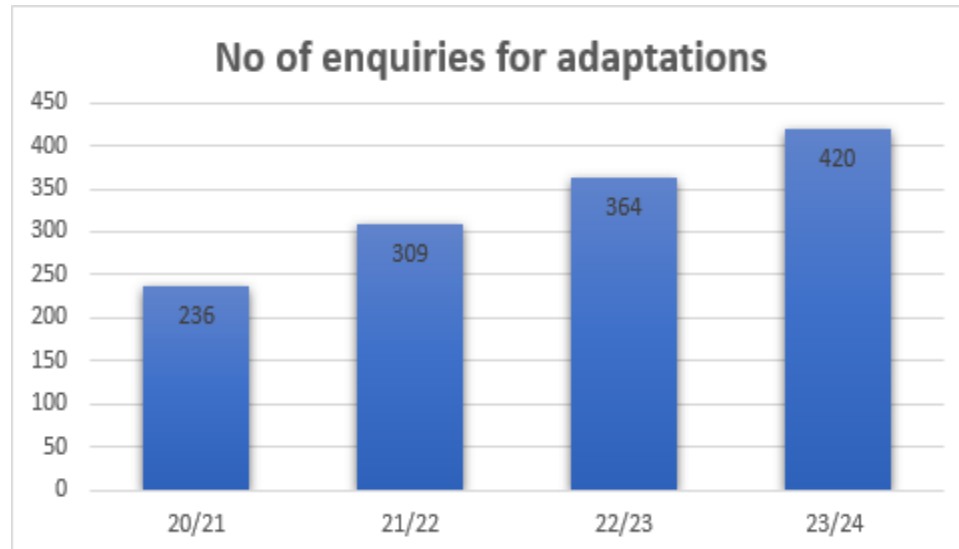
Training for partner agencies including Social Care, Mental Health Services and Occupational Health to try to ensure we get the right information first time

Common themes for applying for social housing

- Affordability of current home*
- Seeking additional security of tenure
- Relationship breakdown
- Property conditions/ energy efficiency
- Location – to be nearer to schools, employment, family
- Homelessness or threat of homelessness and unable to secure own private rented or alternative housing
- Higher number of households with children with additional needs seeking larger homes, security, cheaper homes or closer to support networks



Disabled Facilities Grants – Supporting to reduce housing need



Funded via Better Care Funding

Increasing demand (projected number of enquiries for 24/25 is 304)

£1.7M budget (24/25)

Improving Homes



Reducing category 1 and category 2 hazards in private rented sector through enforcement action



Providing loans via Lendology to support the improvement of properties (including owner occupiers and landlords)



Improving energy efficiency of homes through local and national schemes such as Home Upgrade grant, ECOflex declarations and energy advice via community energy group



Targeted support working with GP surgery to improve energy efficiency of homes occupied by residents with respiratory conditions

Affordable Housing Delivery

- 2479 new affordable homes delivered since 2005/2006.
- Average 130 per year with 67% being rented homes.
- Of which 396 in rural areas and 152 on rural exception sites.
- Delivery exceeded Local Plan target by 22% over past 11 years.
- T100 delivery has helped this with 67 homes in TDC ownership.
- Challenges are Housing Associations wanting to manage 1 beds and developers building 4 beds.
- Lack of adaptable and accessible homes which will be addressed by new Local Plan policies.

