

# London Borough of Havering Supported Housing Strategy 2022 - 2025



Cleaner, Safer, Prouder *Together*



**Havering**  
LONDON BOROUGH

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# 1. Foreword



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Councillor Robert Benham,  
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**For many of us, our priorities have shifted towards home, wellbeing and quality of life, focusing on the environment in which we live and work. However, some members of our community have been more severely affected than others by the pandemic, particularly those who are vulnerable.**

In Havering, we recognise that having a safe, comfortable and affordable home is of paramount importance to everyone, and that is why we have a bold plan underway to regenerate twelve existing council-managed housing estates to provide new homes for local people, one of the most ambitious in the country, doubling the amount of affordable homes that currently exist on these estates.

Havering is very keen to ensure the future housing needs of vulnerable people are assessed and planned for as part of that programme. Additional development of supported housing will increase capacity within the borough, which means we are less reliant on the private and voluntary sectors. This means that we will be able to support more vulnerable residents to live independently with the care they need.

This **Supported Housing Strategy** has been developed to increase and improve the provision of supported housing options for vulnerable people in Havering. This includes a plan of action that the Council is taking to improve the options available within the local market for those who wish to live in the community. This strategy will be flexible over the next three years, and will be reviewed and updated on an annual basis, to ensure it continues to meet the needs of vulnerable residents in Havering.

## 2. Aims for the Supported Housing Strategy



Having Council believes that supported housing is a very important part of our housing offer to Havering residents. This type of housing exists to make sure everyone in our communities can live their best life, whatever their circumstances, ideally within their own home. However, if this is not possible, we are committed to providing a home with the level of support an individual needs.

Supported housing provides invaluable housing and support for a range of vulnerable people. The National Housing Federation says: *“Supported housing also helps ease the pressure on the NHS and care services, and saves the public purse around £940 per resident per year.”*

### **The aim of Supported Housing in Havering and this strategy is to: -**

*“Support vulnerable young people and adults to maintain and increase their independence, enabling individuals to thrive, make a contribution to the local community, and reduce reliance on statutory services.”*

## 2.1 Priorities and Objectives



Katri Wilson,  
Assistant Director of  
Supported Housing

### The key objectives of this strategy are to: -

- Provide sufficient supported housing to meet local needs by increasing the number of high quality, cost-effective options for supported housing located in Havering
- Deliver the right type of support - ensuring support is tailored to meet the needs of the residents
- Reduce the number of vulnerable young people and adults who are placed out of borough
- Improve tenancy sustainment to enable independent living for as long as possible
- Increase the number of individuals able to move through services to achieve independence
- Reduce the number of people in residential care settings
- Reduce costs to social care budgets

### 3. Introduction and approach



Local authorities have wide-ranging obligations to provide suitable housing for vulnerable young people and adults. In meeting those obligations, councils have previously funded and delivered a range of accommodation directly. In more recent years, competition and the price of accommodation in the greater London market has constrained our ability to deliver this on a large scale and we have had to rely on contracting with other parties to deliver the range of accommodation solutions required. Whilst the local authority can find placements for vulnerable people, we inevitably have to fund providers' property costs as part of care packages.

The private and independent sector cannot always provide what is needed in-borough, and so placements are sometimes made out-of-borough, which is not always the best solution for vulnerable individuals. We want to build capacity within the borough to maximise our ability to place people locally and derive all the benefits from doing so.

Supported housing is key to providing the right accommodation and support to enable Havering's vulnerable residents to live fulfilled lives. The Council's Joint Commissioning Unit (JCU) is working in partnership with Housing Services and operational services across Children's and Adult Social Care to come

up with a range of solutions to meet current and future needs.

In 2021, we commissioned a piece of bespoke research from the Housing, Learning and Improvement Network (LIN), covering housing needs in Havering for older people, those with mental health issues, single homeless people, ex-offenders and people with substance misuse issues. This research built on the Council's previous Review of Older People's Housing in 2016.

In addition, the level of need for housing for vulnerable young people and adults with learning disabilities was researched within the 'Future Accommodation Needs in Havering' report commissioned by the JCU in 2019. These reports suggested housing solutions to inform the development and planning of new specialist accommodation in Havering. This has enabled us to give an accurate picture, 'modelling' what the Havering supported housing needs will look like in over the next three years.

The council has recently published the *Prevention of Homelessness and Rough Sleeping Strategy 2020-2025* and has reviewed its *Allocations Policy*. Both of these documents are relevant to this strategy and should be read in conjunction with it.

## 3.1. What is supported housing?



Supported housing is where housing, support, and sometimes care services, are provided as an integrated or associated package. Some schemes are long-term, designed for people who need ongoing support to live independently, others are short-term, designed to help people develop the skills needed to move into more mainstream housing. This can include support with independent living skills and health needs, including mental health, drug and alcohol use, managing benefits and debt, and accessing education, training and employment.

Supported housing schemes support a wide range of people, including those who are homeless, people living with mental illness, learning disabilities or recovering from substance misuse, people who have spent their childhood in care, are fleeing domestic violence, or those who are elderly and need extra support to live independently.

Supported housing services include homelessness hostels, refuges, sheltered housing, extra care housing, longer-

term accommodation for people with ongoing support needs and short-term, transitional type schemes that enable people to develop skills as a pathway towards independence.

This can include support in a person's own home or specific identified self-contained or shared accommodation. The support provided within supported housing schemes can also range greatly from 24-hour on-site staff support, to visiting or out-reach support, depending upon its purpose and the needs of the individuals living there.

For the purposes of this strategy, it includes mainstream housing where floating or visiting support is provided, as this is a vital part of the wider spectrum of support. For many people it is more appropriate to their needs and wishes to be supported to access, or to remain, in general needs accommodation, or to return to this after a period of more intensive support in supported housing.

## 3.2. The types of needs this strategy covers



There are many different types of households or communities of people who benefit from supported housing. For the purposes of this strategy, these have been categorised into key groups, based around existing services. We recognise that there is often overlap between these groups and diversity within them. It is important to ensure that an individual is able to access the right support to meet their personal needs. This is particularly significant where the person has multiple or complex needs.

- Older people (usually 55 and over).
- People with mental ill-health.
- People with learning disabilities.
- Young people, care leavers and those with special educational needs & disabilities (known as 'SEND').
- Homeless families and single people

- People involved in substance misuse (Drugs/alcohol etc.).
- Victims of Domestic violence/abuse refuges.
- Offenders / ex-offenders.

### What it not included in this strategy

We have not included services that provide personal care in the community, or in specific settings such as Registered Care or Nursing Homes. The Council will not support new residential care development for adults due to decreasing need for this type of accommodation.

This strategy examines the demand for each of these client groups. In turn, we will set out the planned supply and the supported housing that is required to be developed. Any gaps in provision are then summarised in section six.



### 3.3. How Supported Housing is funded

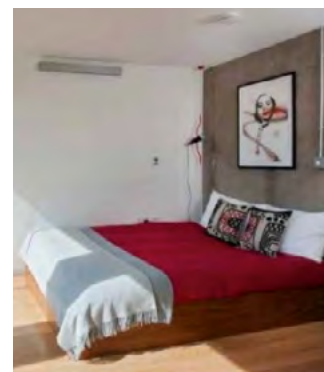
Havering Council's Housing Revenue Account (HRA) 30-year Business Plan has identified funding that is available for building new housing, including supported housing, for Havering residents. This funding can be used to build new or refurbish existing buildings. Funding is available from the Adult Social Care General Fund (GF) Capital programme, Joint Commissioning and NHS Capital budgets.

In addition, grants are made available from the Greater London Authority (GLA) and the new Dept. of Levelling-up, Housing, & Communities (DLUHC) for new provision, however these have to be bid for. Havering also receives an allocation from 'Section 106'<sup>1</sup> agreements that can be used for the purposes of supported housing.

There are additional day-to-day running costs relating to supported housing, compared with general needs housing. These include the cost of staffing, and shared facilities and utilities. Part or all of this cost may be covered by a service charge to residents, and elements of this may be recovered through Housing Benefit and Universal Credit.

If there is more intensive care or support provided on site through health or social care services, then there are further costs attached to this and funded through health and social care budgets.

### 3.4 Opportunities



**Havering already has a supported housing programme in place that is developing new supported housing schemes. The programme is used as a vehicle to explore and develop further solutions across the next few years to meet emerging needs.**

Havering has a significant, wider regeneration programme underway to deliver new homes for local people. It is important to us to ensure that the future housing needs of our residents are assessed and planned for as part of this programme.

Our aim going forward is to have more ownership of the properties where we provide supported housing, and commission providers to deliver care and support in these schemes. We will consider Section 106 provision and leasing arrangements for supported housing and will work in partnership with property owners and the voluntary sector in developing our supported housing offer.

<sup>1</sup> Section 106 agreements – planning obligation made between local authorities and developers requiring a given portion of housing to be affordable

## 4. Delivery of our priorities

### 4.1. Older people

Like many other outer London boroughs, Havering has an ageing population, 18% of Havering residents are over the age of 65, and this figure is set to increase to 21% over the next twenty years. A large proportion of older households are owner-occupiers, and specialist accommodation is no longer always their preferred option. Older people are seeking wider choices in the range of housing and accommodation options that will facilitate independence, in some cases this will be a move to alternative accommodation, for others this is about adapting their current home or bringing in care and support.

Some of our sheltered housing vacancies can take longer to let due to a lack of interest from residents, despite the anticipated increase in the number of older people.

Some older people are interested in ‘downsizing’/‘right-sizing’ and move to specialist housing and accommodation for older people. There is very limited interest in a move to residential care or nursing care as a choice of specialist accommodation; most moves to these types of accommodation are as a result of, for

example, an acute health or care episode.

As the number of older people grows, especially those aged over 85, so too does the number of people who have a disability or other vulnerability that makes it difficult for them to remain independent and safe in their current home. There is also an increase in the number of older people experiencing mental health conditions, such as depression, anxiety and dementia, that can be better met within a supported housing environment. Good quality supported housing can help to maintain independence for some people, and prevent or delay the need for 24-hour residential care.

We have identified the need for an increase in the older persons housing provision. Need is likely increasing as a consequence of a rise in the aged 65+ population relative undersupply of ‘supported housing for sale’ for older people in the context of over 80% home ownership amongst those over 65 in Havering, and relative undersupply compared to other local authorities.

### Current provision

#### Sheltered Housing

As shown in the table below, there are currently 1,600 sheltered housing units across Havering. The council provides 512 properties across 15 schemes, with housing associations providing 276 units of sheltered housing. The private provision is the largest in the borough with over 800 units provided to people over the age of 65.

	Number of Sheltered units
Council Sheltered Housing	512
Housing Association	276
Private Leasehold Sheltered	706
Private Social Housing tenure	106
<b>Total Sheltered Housing</b>	<b>1,600</b>

## 4. Delivery of our priorities



### Extra Care commissioned by Adult Social Care

Extra care housing can provide a more intensive level of support than standard sheltered housing, normally with a 24-hour care team on site. The borough's current three extra care schemes are -

- 1) Paines Brook Court (Harold Wood)
- 2) St. Ethelburga Court (Harold Wood)
- 3) Dreywood Court (Gidea Park)

Extra care can offer a number of benefits to residents including improving health and wellbeing and quality of life, and allowing the continued involvement of family carers. In addition, there are a number of benefits that distinguish extra care housing from residential care settings:

- a) Extra Care can offer cost savings to local authorities as households maintain independence, which reduces or prevents the need for residential care
- b) People live in their own self-contained homes, which they have legal rights to occupy and are underpinned by housing law
- c) It is usually self-contained accommodation with one or two bedrooms
- d) Couples are able to stay together
- e) Residents come and go as they choose, in the same way as they would if living in the community

- f) The provision of care and support is separated from the provision of accommodation
- g) Care and support is based on an individual assessment of needs and can be more easily tailored to the individual and the on-site staff are empowered to be flexible in their delivery of care and support.

## Future need and priorities

### Retirement and Sheltered Housing

The estimated need (after existing supply is deducted) for housing for older people to 2030 is circa 480 units of which 144 should be for affordable rent and 336 for sale.

### Housing with care

(Extra care housing and assisted living) - The estimated housing with care need (after existing supply is deducted) to 2030 is 228 units of which circa 114 will be for affordable rent and 114 for sale.

### Redevelopment of new retirement and sheltered housing

To meet the needs of the ageing population, plans are in progress to develop a retirement village that will provide 172 units for people over the age of 55. The scheme is in Hornchurch, and will provide modern, standard, accessible older people's housing for rent and for outright sale. Residents can receive care and support, on a personalised basis, where they need it.

- Royal Jubilee Court, Romford, is a former sheltered scheme that will be redeveloped to a retirement village including extra care and dementia-friendly design.
- Brunswick Court, Upminster will be developed to extra-care sheltered housing in circa four-years' time.



## 4.2 People with mental ill health

Stable and appropriate housing is vital to allow people to address and receive treatment and support for mental ill health. This promotes better individual outcomes, and reduces impact on communities and on interventions from health, social work and housing teams.

For most people, general needs housing is the best place to live, with visiting care or support tailored to their needs. A small minority of people may always require some level of supported housing.

### Current provision

We have a range of provision types, which we access as part of the support we offer to our mental health clients. We work in partnership with our mental health colleagues to broker placements based on both the clients, assessed needs and their stage on their pathway to recovery. This pathway supports clients through the journey from acute admission through to independent living in the community.

We work to place people appropriate to their level of need and social and environmental requirement. This can include complexities relating to dual diagnosis, which requires access to specialist therapies and behavioural intervention. This can include drug and alcohol dependencies and forensic history (with restrictions on liability). These factors determine which of the placement types we would broker and in which location (in or out of borough).

### Placement Types

- Care Homes – Providing accommodation and specialist mental health support for clients with complex needs / behaviours. This can include brokering bespoke packages of support for clients to achieve outcomes relating to the management of their symptoms, behaviour or dependencies.
- Supported Living – The client has his or her own tenancy within a shared property. They have their own bedroom and living space and share communal facilities. A care provider is on site to support the client to achieve their outcomes relating to their activities of daily living. This type of provision supports a range of clients: those with complex needs which require high level of daily 1:1 supervision, through to people with lower levels of need.
- Supported Accommodation – The client has their own tenancy for their own self-contained flat, usually within a block or complex. They would typically live independently in the property and a provider provides low-level support relating to activities of daily living. This would focus on reducing dependency by setting independence goals.

Clients can remain in any one of these provision types or move between them depending on where they are in their recovery.

Havering currently provides seven schemes in-borough offering supported accommodation placements.

We broker all placements through our 'Complex Dynamic Purchasing System' (DPS), except supported accommodation, for which we have contracts in place.

### Future need and priorities

There is an estimated need of circa 96 units of additional housing for people with a mental health support need in Havering by 2030.

Whilst we can access provision, it is not always as local as we would like. The more remote the service, the less control we have over quality. Mental health provision is therefore an area where we will look to establish local, council-owned or controlled properties so that we can commission high-quality providers in local settings to improve outcomes for individuals.

People with complex, enduring mental health needs will require more intensive support in a supported setting for a period of time before moving on to their self-contained accommodation. We will designate a shared house to provide this type of support with staff on-site, with specialist mental health teams supporting individuals in these settings.

Many of these residents want to live independently with visiting support. Where required, designate up to 20 studio or one-bedroom flats per year for people with mental ill health, where people with a medium-level of need could be allocated a flat with floating support. The level of support will vary, and should be flexible depending on the needs of the person, from one visit per week to 2-3 visits per week.



## 4.3 People with learning disabilities

### Population and future modelling

The future population of adults with learning disabilities and/or autism has been modelled using extensive research, and the overall impact shows an increase in the number of people living in services away from the family home. So we estimate a need for 66 places over and above the current 303 placements made; making 369 in five years' time. The main drivers are set out below:

- Migration of people living with family carers into accommodation and support services away from the family home.
- A new generation of younger adults with complex needs (matching the previous 5-10 year history).
- Mortality rates recorded by Havering's data.

The model estimates there will be an increase of circa 37 more people needing accommodation and support aged 60 and with circa 30 people in the 30-49 age group.

### Current provision

The current number of Supported Living units for people with learning disabilities, in and out of borough is 143 units.

Summary of current costs is:



Placement Type	Placement Totals	Sum of Current Total Weekly Cost
<b>Residential Care</b>		
In Borough	64	£90,792.71
Out of Borough	57	£93,241.10
<b>Total</b>	<b>121</b>	<b>£184,033.81</b>
<b>Supported Living</b>		
In Borough	108	£135,844.10
Out of Borough	26	£39,781.88
<b>Total</b>	<b>134</b>	<b>£175,625.98</b>
<b>Shared Lives</b>		
In Borough	7	£3,210.00
Out of Borough	2	£972.00
<b>Total Shared Lives</b>	<b>9</b>	<b>£4,182.00</b>

## 4.3 People with learning disabilities



### Future needs and priorities

#### Younger people (18-49 years) with a learning disability and/or autism

The majority of housing demand will come from younger people transitioning to adult services. The accommodation must be flexible and allow for a wide range of needs. There is a need for additional capacity to allow for moves into this type of accommodation by people already in accommodation and support services with compatibility issues. This would include young people who have mild or moderate learning disabilities but who have additional mental needs or drug or alcohol dependencies.

For those with lower needs, or as move on, there is a need for small, shared living opportunities as step

down from more intensive services. In addition, there will be a migration of circa 20-25 people from the family home to accommodation and support services, over the next 5 years, for whom mainstream shared housing is likely to be the choice.

#### Flexible accommodation

In response to this need for flexible accommodation, we will plan to develop small groups (6 to 8) of self-contained or studio accommodation where tenants have their 'own space' but with communal areas where sharing and peer interaction can be supported. Ground floor accessible accommodation should provide circa 33% of the required capacity. See table below:

Own space accommodation in self-contained flats	
Group A – Young people entering housing and support services usually for the first time as adults.	A need for 10-15 units for those with highest needs and a further 10-15 units for those with more modest needs over a 5 year period.
Group B - People under 50 who have been in accommodation and support for some time whose needs are changing and need to move.	Modest need to reduce out of area placement, circa 5 units.
Group C - People currently at home with families who will need accommodation and support in future.	Modest need circa 5 units out of the 23 who will migrate away from the family home into accommodation and support services.
All groups – need for flexible 'own space' accommodation.	A total of 30-40 units over 5 years.

## 4.3 People with learning disabilities

### Mainstream housing – small scale shared living opportunities

There is a need for small-scale supported living opportunities. A pair of 3 or 4-bedroom semi-detached properties can provide for people sharing with staff support.

Mainstream housing – small scale shared living opportunities	
Group A – Young people entering housing and support services usually for the first time as adults.	No additional requirement.
Group B - People under 50 who have been in accommodation and support for some time whose needs are changing and need to move.	Modest need to reduce out of area placement; circa 5 units; negated by the effect of people moving into flexible accommodation above.
Group C - People currently at home with families who will need accommodation and support in future.	18 expected to migrate away from the family home into accommodation and support services.
All groups – small scale shared living opportunities.	A programme of 12 units over 5 years; would capture 66% of the new market.



The size of development for flexible ‘own space’ accommodation should be kept to 6 - 8 unless there is a larger, viable cohort likely to move into the accommodation already known. If a development becomes larger it is practically difficult to ‘line up’ or ‘hold’ sufficient tenants to be able to move them all in at the same time upon completion. Further, given the amount of space and staff needed, larger developments of this type can have a much higher impact on existing communities.

### Older people with learning disabilities

Very few people with learning disabilities currently live at home with family carers beyond the age of 60, and will migrate to living-in accommodation and support settings. The model assumes demand for another 37 housing and support units for people over 50 over the next 5 years. As a number of people will require a placement outside the borough the unmet demand is likely to be for an additional 25 to 30 units.

### Registered Care and Supported Living

The existing voluntary and private market for accommodation and support can reasonably be expected to provide for the modest increase in need of circa 25-30 units from the 128 already utilised by Havering.

The best opportunities to generate choice and value are to expand extra care alternatives and asset planning for home owning families.

### Future need and priorities

We are currently in the process of developing supported living for adults with disabilities that consists of 6 one-bedroom flats with support staff on-site, including sleep-in staff.

For older people with learning disabilities we will consider designating 2 one-bedroom flats per year with floating support providing support with issues, practical needs and tenancy support. The support provided should be flexible and tailored to individual needs, and vary from one visit to 3-4 visits per week. Havering’s retirement housing village offers additional options that can be chosen by older people with mild learning disabilities.

## 4.4 Young people, care leavers and special educational needs & disabilities (SEND) provision



Local authorities have duties under the Children (Leaving Care) Act 2000 towards care leavers. This duty lasts until the young person reaches the age of 25. The Local authority becomes a Corporate Parent and has a statutory duty to ensure that all eligible care leavers are placed in suitable accommodation when leaving care. In addition, older care leavers may be classed as being in 'priority need' under homelessness legislation, meaning that local authorities have a duty to provide them with housing or support. There has been a marked increase in the number of young people and adults in Havering and this is expected to continue.

Due to preventative work, the number of children coming into care at earlier ages is decreasing whilst the number arriving at 16+ has dramatically increased since 2014/15 – partly because of a significant increase in unaccompanied asylum seeking children. This has been putting pressure on service availability and leading to a significant number of older children being placed out of borough.

### Current provision

Widcombe Close, providing 6 units, Park End Road providing 6 units and Brunswick Court providing 18 units of supported housing for young people and care leavers.

### Future need and priorities

A new scheme is currently being developed for semi-independent living for young people leaving care. This will provide 8 units of supported housing.

**Shared, semi-independent accommodation for 16 and 17 year olds and 18-21 year olds** - 21 new units are recommended, provided by utilising 4 pairs of 4-bed

semi-detached properties (which provide 5/6 places per property). In order to future-proof the buildings, one of these could be allocated for young mothers, another for those with low-level mental health or learning disability related needs, and two further for the remainder of this cohort.

**Self-contained ('Standalone') accommodation for 21-23 year olds** - 24 new units for young people. This would comprise of two blocks with 6 flats/studios in each (one each for young mothers, and one for people with mental health needs or learning difficulties), along with one block of 12 flats/studios for those with less complex needs.

**Independent accommodation** - At least 43 one bed flats will need to be provided to meet the demands of those who are ready to move into their own tenancies in the next year plus those on the waiting list; with a further 20 per annum required thereafter.

**A fourth group of care leavers were identified** – Those requiring permanent accommodation with indefinite support. It was noted that 9 such young people had already been identified as being in this cohort. Further work in this area was suggested, as numbers, funding and policy, were all uncertain at the time of writing.

We will designate up to 20 studio or one-bedroom flats on general needs estates for move-on, for people leaving care, who can live independently with support. This will also ensure there is move-on from the new supported housing. A Floating Support Worker will provide support to these individuals.

**Children with Disabilities** - A new build scheme is planned for children with disabilities: a residential care home and short breaks service for children with special educational needs and disabilities (SEND) - 6 units.

### Care Leavers with other housing needs

Care Leavers fleeing domestic violence, or other safety reasons - we will consider mutual housing exchanges with other Local Authorities.

Care Leavers with multiple and complex needs - we will provide supported lodgings to enable move on from semi-independent provisions and support individuals achieving more independence.

Care Leavers who are parents - we will consider a small number of 2 bedroom flats where care leavers with children can be supported

Care leavers who are ex-offenders or leaving prison – we will develop a small supported scheme to support individuals with skills for independence.



## 4.5 Homeless Families



Abercrombie House and Will Perrin Court hostels provide emergency housing and support to homeless families. Havering are progressing plans to redevelop a new scheme, the Family Welcome Centre, with modern self-contained facilities for families, with assessment and support provision on-site. This will offer 74 self-contained flats in the Hilldene area. The Family Welcome Centre is due to open in 2024.

### Single Homeless People

A large proportion of single people residing in our hostels, Cold Weather Shelter and Shared Supported Accommodation, people, are vulnerable. The needs assessments indicate that many of them require support to live independently in the community, and to sustain their tenancies. The main areas of need are around mental health issues, substance misuse (drug and alcohol) and complex needs.

Currently single homeless people, including ex-servicemen, are housed in shared supported accommodation. The council currently provides 130 rooms in shared houses for single people. These are for single people with a wide variety of vulnerabilities, and visiting support is provided to support them in their accommodation.

### Future need and priorities

The estimated number of single homeless people with a need for housing with support is estimated to be approximately 130 people per annum (from 2021/22). We will provide an assessment centre for single homeless people with staff on-site providing assessment and signposting to housing options.

## 4.6 People with substance misuse (drug and alcohol)

Over the last year, we have accommodated homeless people with substance misuse issues in local hotels due to Covid-19 pandemic under the everyone in scheme. We have one shared supported house with five bed spaces.

### Future need and priorities

The estimated number of people with a substance (drug & alcohol) dependency issues with a need for housing with support is approximately 45 people per annum (from 2021/22).

We will designate 5-6 larger shared supported accommodation places for people with a history of rough sleeping, people with complex needs around mental health and substance misuse. Each will have onsite support staff, to provide intensive or medium-level support to residents, and work in partnership with voluntary drug & alcohol support agencies, council departments and mental health services, to provide wrap-around support and tenancy sustainment.



## 4.7 Domestic Abuse accommodation

There are currently two Domestic Abuse (DA) refuges in the borough. The smaller of the two has nine beds and is based in central Romford; the other has 14 beds and is based in the Hornchurch/Elm Park area. Each room is a self-contained flat providing victims and their children their own living spaces. There are also crèche facilities on site. Each resident is allocated a support worker, and residents are offered counselling and group support during their stay.



### Current offer of both accommodation and support services

- Havering Women's Aid provides both 1-2-1 advocacy, counselling and group support for female victims.
- MENDAS, (Men's Domestic Abuse Services), provides 1-2-1 advocacy support and counselling to male victims of domestic violence.
- Havering Women's Aid Young person's 'independent domestic violence advisors' (IDVA) provides a service for victims aged 13-25 offering 1-2-1 advocacy support.
- Havering IDVA offers 1-2-1 advocacy, safety planning and crisis management for high-risk victims of domestic violence. These victims are supported by Children and Young People's Service, (CYPS), or have come through the Multi-Agency Risk Assessment Conference (MARAC) process.
- London Victims and Witness Service (aka victim support) offers 1-2-1 advocacy support and pre-trial

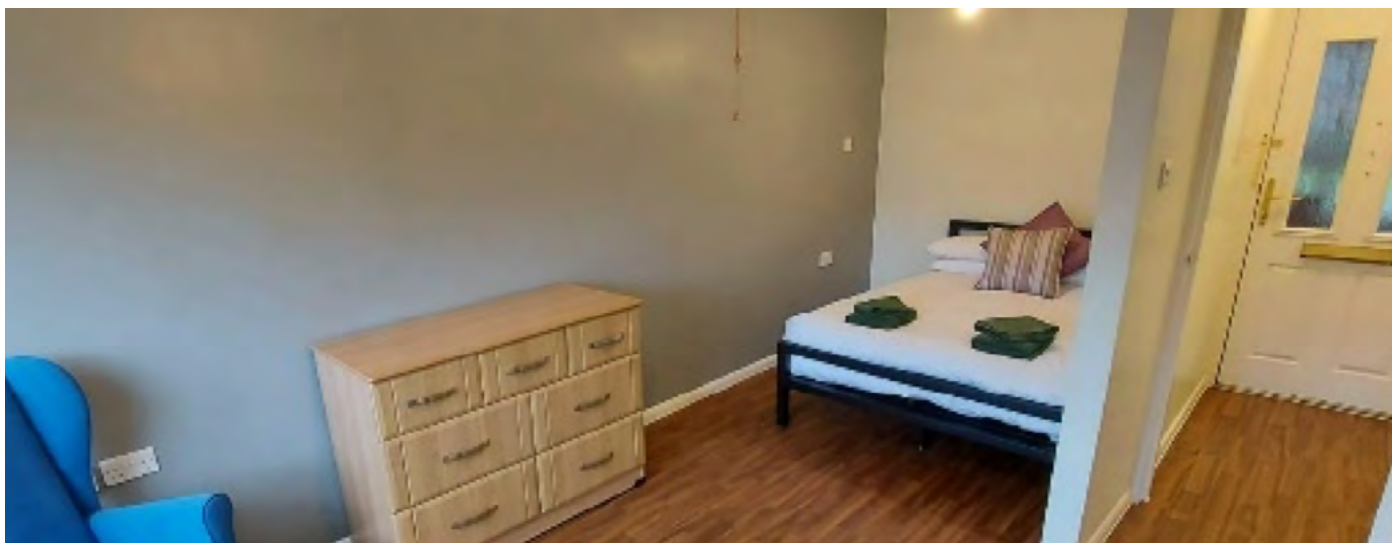
support for victims of domestic violence. This team is usually based in Romford police station.

### Future need and priorities

Providing housing for people fleeing domestic abuse remains a priority for Havering. The demand for refuge spaces is channelled through the Domestic Violence national helpline, and people fleeing domestic violence are commonly being placed outside the borough for safety reasons. The refuges in Havering are mostly at capacity (23 units) with around 20% of Havering residents staying there. There is a reciprocal arrangement with other refuges that offer accommodation to Havering residents fleeing domestic violence.

We will require some extra capacity for people fleeing domestic violence. We will work with other boroughs in planning and delivering any future provision.

## 4.8 Offenders / ex-Offenders



Community Rehabilitation Company (CRC) has 476 offenders on their caseload, an average probation officer's caseload will have 30%-40% classed as homeless, 'sofa surfing etc'. There is a need for support and housing.

Havering Housing Solutions Team are working with the Probation service to provide advice and assistance to offenders coming out of prison. Support from Housing Advice workers is available from both CRC and the National Probation Service and is delivered by both Single Homeless Project and St Mungo's. Other accommodation which is available are bail hostels. Stays at the hostels are time limited and for high-risk offenders.

The Derby Avenue Programme, which is run by a support provider, is in the process of winding down. This was a Housing Association property of five self-contained flats for offenders.

### Future need and priorities

There is an estimated demand for an additional 10-20 units of supported housing designated for ex-offenders (from 2021/22).

Going forward Havering Housing Solutions Team will continue to give temporary emergency housing to those who are eligible and expected to be released as homeless, and then supported into private rented accommodation. The same offer is available for homeless offenders/ ex-offenders in the community.

In partnership with the private sector and the Probation service, we will consider providing training flats, where offenders who may be institutionalised, can live in a self-contained flat where floating support is available. After maintaining their tenancy for a period, they will be supported to move into more permanent accommodation.

## 5. Commissioning approach

In providing supported housing there has to be flexibility in being able to respond to demand that can arise at short notice and unpredictably. A Complex dynamic purchasing system, 'Complex DPS', is in place that enables requirements of an individual to be put out to a wide market of providers so that the closest match possible between needs and provision can be achieved. Our strategy will be to continue to build levels of this type of provision until we reach a point where we believe the balance is correct between block contracted services we know we need and the flexible capability provided by the Complex DPS.

Havering is implementing a place based care model covering health, social care and wider council departments, where people who suffer ill health and disability are able to stay in the area they have lived, and connected with their local communities. Borough Partnerships are developing now to be ready for April 2022 implementation, bringing together the delivery of health and care services around the needs of local people, with the Council taking a lead on planning and delivering for local people, particularly in meeting the housing needs of vulnerable residents.

# 6. Summary of delivery

	Current Number of Units	Future need in provision	Units in development
Older People	Council Sheltered Housing – 512 flats. Housing Associations – 276 flats Private Leasehold Sheltered – 706 flats. Private Social Housing – 106 flats. Extra Care Sheltered – 3 social rent schemes.	Retirement and Sheltered Housing - to 2030 circa 481 units of which 144 for social/affordable rent and 336 for sale. Housing with care to 2030 is 228 units of which circa 114 for rent and 114 for sale.	Hornchurch Retirement Village (completion in 2024/25).
Mental health	Supported Living in borough – 7 schemes. Number of units commissioned flexibly.	96 units of additional housing for people with a mental health support need by 2030.	20 units of housing with floating support per year.
People with learning difficulties	Supported Living in borough – 25 schemes. Number of units commissioned flexibly, currently circa 130.	<b>Flexible ‘own space’ accommodation</b>	
		Group A – Young people entering housing and support services; usually for the first time as adults.	10-15 places for those with highest needs and a further 10-15 places for those with more modest needs over a 5 year period.
		Group B - People under 50 who have been in accommodation and support for some time whose needs are changing and need to move.	Modest need to reduce out of area placement; circa 5 places.
		Group C - People currently at home with families who will need accommodation and support in future.	need circa 5 places out of the 23 who will migrate away from the family home into accommodation and support services.
		All groups – need for flexible ‘own space’ accommodation.	A total of 30-40 units over 5 years.
		<b>Mainstream housing – small scale shared living opportunities</b>	
		Group B - People under 50 who have been in accommodation and support for some time whose needs are changing and need to move.	Modest need to reduce out of area placement; circa 5 places; negated by the effect of people moving into flexible accommodation above.
		Group C - People currently at home with families who will need accommodation and support in future.	18 expected to will migrate away from the family home into accommodation and support services.
	All groups – small scale shared living opportunities.	12 units over 5 years; would capture 66% of the new market.	
Young People, care leavers and Special educational needs and disabilities (SEND).	Widcombe Close, providing six units, Park End Road providing six units and Brunswick Court providing 18 units of supported housing.	Shared, semi-independent accommodation for 16- and 17-year olds and 18-21-year olds: 21 units. Self-contained accommodation for 21- 23-year olds: 24 units. Independent accommodation - At least 43 1-bed flats will need to be provided to meet the demands of those who are ready to move into their own tenancies in the next year plus those on the waiting list; with a further 20 per annum required thereafter. Those requiring permanent accommodation with indefinite support: 9 units. Care Leavers fleeing domestic violence, or have other safety reasons: mutual housing exchanges with other Local Authorities. Care Leavers with multiple and complex needs: we will provide supported lodgings to enable move on from semi-independent provisions and support individuals achieving more independence. Care Leavers who are parents: a small number of 2 bedroom flats where care leavers with children can be supported. Care leavers who are ex-offenders or leaving prison: we will develop a small supported scheme to support individuals with skills for independence.	A new scheme is currently being developed for 12 units semi-independent living for young people leaving care. A residential care home and short breaks service for children with special educational needs and disabilities (SEND) - 6 units. We will designate up to 20 studio or one-bedroom flats for move on, for people leaving care.
Homeless families and Single homeless people.	83 rooms in two hostels.	Homeless Families -72 units of emergency accommodation. Single Homeless People – 130 units per annum.	Family welcome Centre will have 74 self-contained units for families. Assessment center for single people 25 units.
People with substance misuse (drug & alcohol).	5 bed spaces in one shared supported house of multiple occupation.	Accommodation with support is needed for approximately 45 people per annum.	30-35 units in 6 shared supported housing schemes.
Domestic abuse.	23 places in two refuges in the borough.	We will work with other boroughs in planning and delivering any future provision.	Family Welcome Centre will offer places for victims of domestic violence.
Offenders/ ex-Offenders.	The Derby Avenue Programme (5 units), which is run by a support provider, is in the process of winding down.	Estimated demand for an additional 10-20 units of supported housing designated for ex-offenders.	Working with the private sector.

## 6.1 Supported Housing Strategy – Meeting our aims, priorities and objectives



### **The aim of Supported Housing in Havering and this strategy is to: -**

**Support vulnerable young people and adults to maintain and increase their independence, enabling individuals to thrive, make a contribution to the local community, and reduce reliance on statutory services.**

### **Our priority is to: -**

**Provide accommodation with support that is high quality, and enables residents to maintain and increase their independence.**

### **We will do: -**

- *Provide sufficient supported housing to meet local needs by increasing the number of high-quality, cost effective options for supported housing located in Havering*
- *Deliver the right type of support in the right homes -*

*ensuring support is tailored to meet the needs of the residents*

- *Reduce the numbers of vulnerable young people and adults who are placed out of borough*
- *Improve tenancy sustainment to enable independent living for as long as possible*
- *Increase the numbers of individuals able to move through services to achieve their maximum levels of independence*
- *Reduce costs to social care budgets.*

*This strategy commits to the provision of quality accommodation with support that enables residents to maintain and increase their independence, but also by supporting residents' quality of life and ensuring people have a place they're proud to call home.*

## 6.2 Equality and Diversity Statement



The Council will seek to ensure that this strategy is, at all times, applied fairly to all sections of the community.

We will provide information in other formats when required. Residents will be invited to indicate if they wish to make use of the Council's translation and interpretation services, or if they require additional services to enable them to access or understand the strategy, to ensure that they are not disadvantaged in any way.

They will also be invited to provide details of their ethnic origin, sexuality, disability and other equalities

information. Provision of this information is not obligatory; however, such information will help the Council to monitor the number and types of protected characteristics accessing this strategy and will help ensure that service improvements evolve in line with any changing local needs.

Equalities records will be kept and monitored to ensure they remain up to date. This strategy will be reviewed annually to ensure it is not operated in any way that could discriminate or disadvantage against any particular group of people.

## 6.3 General Data Protection Regulations (GDPR)

Havering Council takes personal privacy very seriously and will never share an applicant's personal data without their prior knowledge, unless required to do so

by law. For full details about how the Council protects personal data, please visit **Havering Council Data Protection policy**.