



Housing Services
Housing & Children Services
joint-working protocol (2020)
Re-assessment and referral of 16-17 year olds

Document details

Name	Housing and Children's Service joint-working protocol (2020) – Reassessment and referral of 16-17 year olds
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CONTENTS

1. **Introduction**

- 1.1 - Purpose of this protocol
- 1.2 - Aims, objectives and outcomes of this protocol
- 1.3 - Scope of this protocol
- 1.4 - Delegated authority to make minor changes to this protocol
- 1.5 - Timescales for this protocol
- 1.6 - Legal context
- 1.7 - Equal Opportunities statement
- 1.8 - Data Protection statement

2. **Background**

3. **Working Principles**

4. **Referral and Assessment protocol for 16 and 17 year olds, actively known to the Council**

- 4.1 - Protocol: In summary
- 4.2 - Protocol: In detail
- 4.3 - Offer refusal

5. **Referral and Assessment protocol for 16 and 17 year olds, not actively known to the Council**

6. **Referral and Assessment protocol for 16 and 17 year olds leaving care**

7. **Eviction**

- 7.1 - Grounds for eviction
- 7.2 - Pathways to Eviction
 - from a Council/Housing Association property
 - from a privately-rented (PRS) property
 - from a privately-leased (PSL) property

8. **Ineligible and intentionally homelessness applicants**

- Support for intentionally homeless applicants
- Resolution of disputes

9. **Protocol agreement**
10. **Dissemination and communication of this protocol**
11. **Implementation of this protocol**
12. **Monitoring and review of this protocol**

Appendices

Appendix 1: Form - Referral and risk assessment for temporary accommodation from Children's Services

Appendix 2: Protocol - Housing & Children's Social Care Approach

1. Introduction

1.1 - Purpose of this protocol

The purpose of this protocol is to explain the agreed process that Havering Council's Housing Services and Children's Services will follow in order to deliver an efficient and effective temporary (interim) accommodation service to eligible young people.

1.2 - Aims, objectives and outcomes of this protocol

The primary aim of this protocol is to provide a reference that all relevant management and staff, and other specialist external agencies, can refer to in order to ensure affected young people receive an efficient and effective temporary housing service

The main objective of this protocol is to help ensure that there is a clear understanding of the process with clearly defined channels of communication to minimise opportunities for inefficiency, such as duplicated effort.

1.3 - Scope of this protocol

All relevant staff members of Housing Services and Children's Services will be required to observe and follow this protocol.

Partner agencies should also observe and follow the protocol, which will impact on a range of additional stakeholders such as affected young people and their families.

1.4 - Delegated to make minor changes to this protocol

The Assistant Director of Housing Demand and the Assistant Director of Children's Services, with the joint agreement of their directors, will be able to approve minor amendments that do not significantly change this protocol.

1.5 - Timescales for this protocol

This protocol will come into effect on 1 October 2020, and will be reviewed every three years.

However, it may be revised before the scheduled review date to accommodate the introduction of any new regulatory and legal requirements that may occur during the interim.

1.6 - Legal Context

The protocol takes into account the following regulatory and legal requirements:

- [Housing Act 1996](#)
- [Homelessness Act 2002](#)
- [Children's Act 2004](#)
- [Equality Act 2010](#)
- [Localism Act 2011](#)
- [Care Act 2015](#)
- [Homelessness Reduction Act 2017](#)
- [Data Protection Act 2018](#)

1.7 - Equal Opportunities statement

The Council will seek to ensure that this protocol is, at all times, implemented in a manner that is fair to all sections of the local community.

All applicants for housing/re-housing 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 protocol to ensure that they are not disadvantaged in any way.

They will be asked to provide details of their ethnic origin, sexuality, disability and other equalities information. Provision of this information, whilst welcome, is not obligatory or a requirement.

However, such information will help the Council to monitor the number and types of protected characteristics requiring temporary accommodation, and will help ensure that service improvements evolve in line with any changing local needs.

Equalities records will be kept and monitored to ensure temporary accommodation is allocated fairly. This protocol will be reviewed annually to ensure it is not operated in any way that could discriminate or disadvantage against any particular group of people.

All information provided will be kept confidential and treated with respect at all times.

1.8 - Data Protection statement

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](#).

2. Background

This protocol relates to a House of Lords judgement made in 2009 concerning the legal responsibilities of local authorities in relation to the provision of temporary (interim) accommodation to 16 and 17-year old young people who have been made, or are threatened with, homelessness¹.

[Guidance](#) was subsequently issued by the Department for Children, Schools and Families (“DCSF”) in 2010, which made clear that, whilst the local authority (the Council) is the corporate ‘parent’ in these circumstances, Children’s Services (CS) is the lead service area in terms of service delivery to young people²

However, effective service delivery cannot be conducted in isolation and is dependent upon close and collaborative working between Children’s Services and a number of partner agencies, namely:

- Housing Services;
- The Multi-Agency Safeguarding Team (MASH)³;
- The Joint Commissioning Unit (JCU)⁴, and
- The Youth Offending Service ⁵(YOS)

This protocol also relates to joint working practices between Housing and Children’s Services where families including their children are at risk of homelessness and are therefore subject to duties owed by either Housing and/or Children services.

3. Working Principles

The efficient and effective provision of temporary housing to eligible households will be dependant upon close, collaborative working between a number of additional specialist partners including the Joint Commissioning Unit and the Youth Offending Service.

All partners will be required to adhere to the following work principles:

- When a household presents themselves as ‘homeless’ outside of office hours, the priority will be their safety and well-being and, if necessary, emergency overnight accommodation will be provided;
- Where the household is a single young person or a family where a housing duty has come to an end, Children’s Services will be responsible for the funding of this accommodation;

¹ [G v The London Borough of Southwark](#).

² In accordance with the Children’s Act 1989

³ The Multi-Agency Safeguarding Hub is a partnership of specialist agencies working to ensure that necessary support to affected young person/s is delivered in a timely, proportionate and effective fashion.

⁴ The Joint Commissioning team is a team of local commissioners from the health and social sectors who work collaboratively to ensure the best outcomes for local residents.

⁵ The Youth Offending Service works with young people that get into trouble with the law.

- When emergency overnight accommodation is provided, the young person or household will be referred to the MASH team on the next working day for an initial interview;
- The referral is made by fully completing the Referral form shown in appendix 1 of this document;
- All relevant information is attached to the Referral form;
- Each service shall retain the responsibility for the provision of information relating to any change to the applicant's personal circumstances or in the nature of service(s) provision;
- The referral form is forwarded to the correct point of contact in order to continue the provision of temporary accommodation, until a decision has been agreed;
- Any required/requested assessment is completed within 14 days of receipt of the original referral;
- In the event of temporary accommodation being provided beyond the agreed timescales, services may seek to recover the associated costs for any period over 14 days from the date of the referral was accepted;
- The decision will be communicated and made available in the prescribed format;
- To notify the Housing Demand Service of the decision, confirming what duty, if any, is owed to the young person and/or household, the services that will be provided.

- Inter-service training

Children's Services and the Housing Demand Service will be responsible for the design and delivery of appropriate training courses and/or materials, in relation to their respective specialist areas of expertise to support close, collaborative working.

Examples of inter-service training areas include:

- Housing and Social Care Induction training – new social care staff
- Housing Overview – local challenges in Havering
- Prevention and Relief Duties training (re: Homelessness Reduction Act (2017))
- Child Protection training
- Asset/strength based training
- Motivational Interview training
- Trauma Informed Care training

4. Referral and Assessment protocol for 16 and 17 year olds, actively known to the Council

Where the Council owes a legal duty to provide accommodation to a young person⁶, the responsibility is owned by Children's Service.

No legal duty will be owed by the Council's Housing Demand team, however Housing Demand will assist Children's Service - where possible - in the provision of this accommodation through their brokerage services and any pre-existing local arrangements.

Where a young person becomes 18 before the conclusion of the child in need assessment, Children's Services will not normally be responsible for providing accommodation.

Nevertheless, Children's Services will need to complete the child in need assessment because the conclusion as to whether there was a duty under section 20 has an impact on the subsequent duties owed by the Housing Department to the former young person.

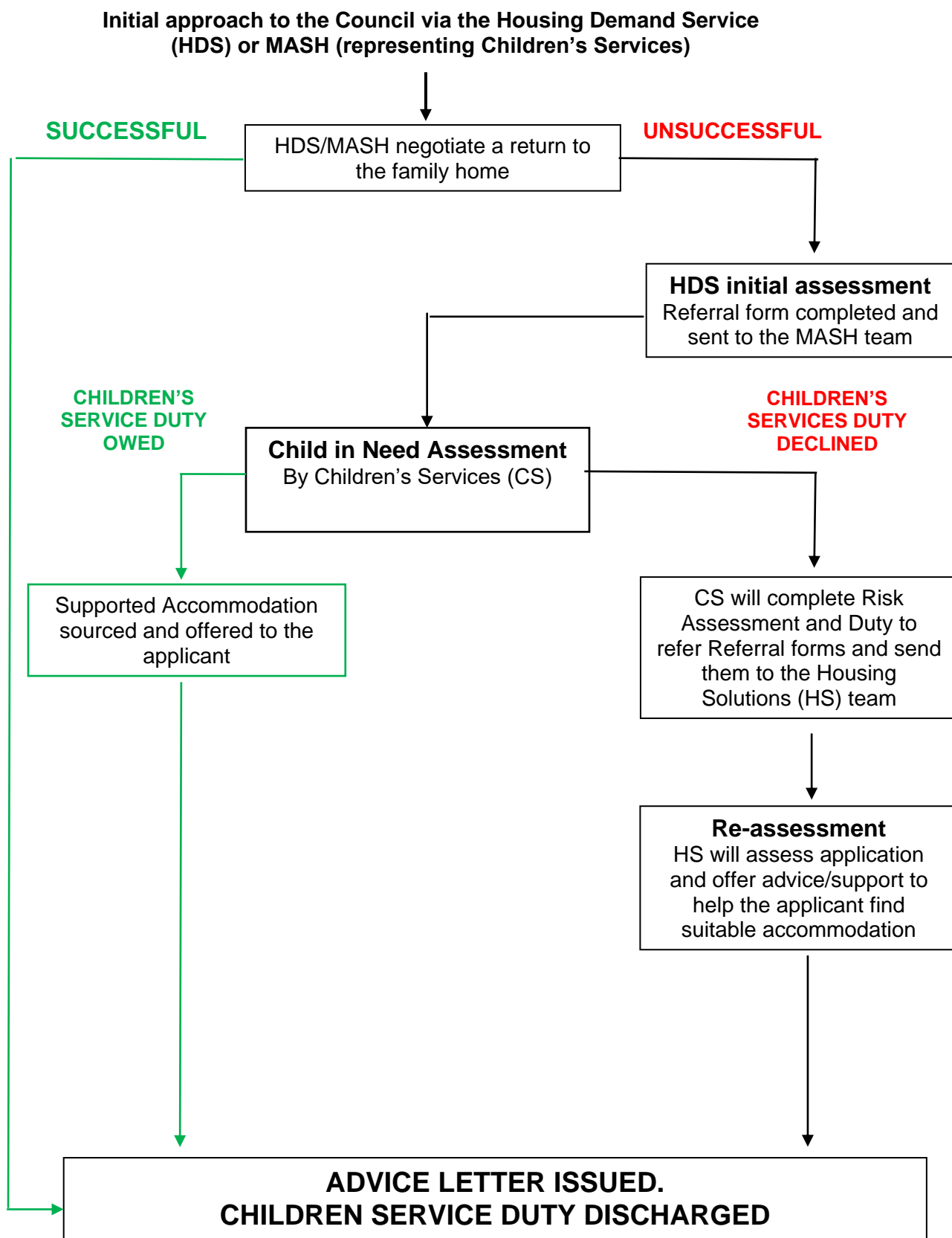
⁶ In accordance with section 20 of the Children's Act 1989

4.1 Protocol: In summary

The joint protocol is diagrammatically expressed in figure 1 below:

FIGURE 1

INITIAL APPROACH BY A YOUNG PERSON



4.2 Protocol: in detail

Young people in need of housing assistance (“applicants”) may approach the Council either by contacting the Housing Demand Service or Children’s Services via the MASH team.

The prevention of homelessness, whilst ensuring the safety/wellbeing of the applicant household, is always the Council’s first priority.

Consequently, every effort will be made to reconcile the applicant with their immediate family through early intervention and mediation.

If these initial mediation attempts are successful, the Housing Demand Service will notify the client by sending an advice letter.

If these initial mediation attempts are unsuccessful and the applicant is unable or unwilling to return to the family home, mediation attempts will be commenced with the wider family and/or community-based options (e.g. foster carers).

If all mediation attempts are unsuccessful, a Referral form (see appendix 1) must be fully completed and sent to dutytorefer@havering.gov.uk in order for Housing Demand to conduct an initial assessment.

Reciprocally, initial approaches made to Housing Demand will be notified to Children’s Services by sending a fully completed Referral form to tmash@havering.gov.uk at the beginning of relief enquiries (i.e. at the start of the 56-day relief period).

At this time, Housing Demand will also seek to arrange a date to carry out a joint assessment with Children’s Services.

- **Initial assessment by Children’s Services:**
Children’s Services will share the outcome of their Initial Assessment with the Housing Demand Team by emailing a copy of the assessment within one working day of the assessment.
- **Initial assessment by Housing Demand:**
The initial assessment by Housing Demand will confirm the applicant’s details; identify the applicant’s housing needs and their record their reasons for approaching the Council for housing assistance.

If the initial assessment concludes that the applicant is residing in insecure accommodation⁷, a joint assessment will take place within 10 days.

Children’s Services and the Housing Demand Service will conduct a joint assessment to ascertain if the Council owes the applicant a duty to provide accommodation⁸.

⁷ Insecure accommodation – where a household is at risk of homelessness

⁸ In accordance with section 20 of the Children’s Act 1989

Housing Services responsibilities:

- If a duty is owed, accommodation that meets the applicant's needs will be identified and offered at the earliest opportunity.
- If a duty is not owed, the applicant must be notified, with reasons for the decision, by Housing Demand.

Children's Services responsibilities:

- If a duty is owed, the applicable housing provision/s will be sourced and offered.
-
- If a substantial service provision is not owed, the applicant will be notified with reasons for the decision, by Children's Services.

Children's Services will conduct a risk assessment to determine whether the unsuccessful applicant qualifies for Supported Living services commissioned exclusively by the Joint Commissioning Unit.

Whilst the majority of applicants pose no risk either to themselves, family members, other service users or staff, it is acknowledged by the Council that a small minority, for various reasons, pose a risk of some kind.

Each service has an implicit duty of care to ensure the safety of applicants, their families and all support staff.

Accordingly, a risk assessment will be conducted by Children's Services, using the appropriate form (see appendix 2). The form will record essential information the applicant, including:

- PNC checks;
- any known or perceived risks;
- the nature of the risks;
- details of the individual(s) at risk;
- any geographical locations where risks may be prevalent;
- any information relating to known previous incidents, and
- any information related to any relevant previous criminal convictions.

The risk assessment must be attached to a new, referral form and sent to Housing Demand.

While the legal duty to provide temporary accommodation to the applicant will be fully discharged at this point, Housing Demand will re-assess the application to determine if there is any other advice or support that can be offered to the applicant to help them secure suitable accommodation.

4.3 Offer Refusal

Where appropriate accommodation has been offered by Children's Services and subsequently declined by the applicant, due regard will be given to the provisions made in sections 2.50 to 2.53 of the Children's Act ("Provision of Accommodation for 16 and 17 year old young people who may be homeless and/or require accommodation") before the offer of accommodation is withdrawn.

If refusal of the accommodation and the assistance of Children's Services continues following the application of these provisions, the applicant will be referred back to Housing Demand, with details of the offer and the reasons for refusal.

5. Referral and Assessment protocol for 16 and 17 year olds, not actively known to the Council

The following applies to 16 and 17 year olds who do not have any active involvement with Children's Services; for example someone who does not have an allocated social worker, or is under order to the Youth Offending Service.

A young person in need of accommodation and not actively known by the Council may make contact via number of additional agencies or settings, for example:

- The Housing Solutions
- The Emergency Duty Team;
- The Youth Offending Service;
- The Virtual School;
- Via a self-referral to accommodation providers.

The initial approach to the Council for assistance will be treated as a formal application⁹. The application will be processed in the normal way, subject to the following provisions:

- An application to secure a Council service, including accommodation, will be made to Housing Demand by the Joint Commissioning Unit, upon instruction from Children's Services
- If a housing duty is found not to be owed, or if the applicant refuses any offers of assistance, the applicant will be eligible for a re-assessment¹⁰ to determine if there is any further housing support¹¹ that the Council is able to offer the applicant.

Please note:

Any 16/17 year old who presents themselves to the Council as being 'homeless', and who is not an 'open case' with Children's Services or the Youth Offending Service must be referred to the MASH team.

⁹ In accordance with the Children's Act 1989.

¹⁰ In accordance with section 20 of the Children's Act 1989

¹¹ In accordance with part 7 of the Housing Act 1996

6. Referral and Assessment protocol for 16 and 17 year olds leaving care

Young people leaving care will be eligible to apply for Council accommodation via the Housing Choice and Lettings Service.

To assist applicants to join the register for this service, Children's Social Care and Housing Services have developed an independent living skills training course in consultation with other relevant partners such as the DWP.

Whilst in foster placement or supportive lodgings, applicants should attend this course to demonstrate they have the capacity, with the ongoing support of the Council, to manage a tenancy.

Housing Services will support Children's Services in the provision of training flats.

Successful completion of the course will enable young people leaving care to apply for a council property via the Housing Choice and Lettings Service.

7. Eviction

Eviction is always the last resort.

Housing services will aim to ensure that eviction is, whenever possible, avoided so that young people may continue to live and learn about their tenancy responsibilities in a settled and safe environment.

When eviction proceedings become unavoidable, Housing Services will always work with Children's Services to parachute back them into supported accommodation placement in order to build their confidence and independence capabilities so that they may be offered the opportunity to maintain their existing tenancy, or secure and sustain new accommodation.

7.1 - Grounds for Eviction

Grounds for eviction would be any serious or persistent breach of the tenant's Licensing Agreement with the Council.

Examples include:

- Failure to meet rent payments
- Anti-social behaviour (ASB), which includes abuse, bullying, nuisance or intimidation of any kind.

7.2 - Pathways to Eviction

- **Eviction from a Council or a Housing Association property**

Upon instruction, a qualified Council housing¹² will investigate whether there has been breach of the Licensing (Tenancy) agreement.

If so, the officer will report the matter to the Housing Demand Service, or to the MASH team who will arrange an initial joint assessment by Children's Services and Housing Demand.

If the joint assessment concludes that there has been no breach of the Licensing Agreement, no further action will be taken and the tenancy allowed to continue.

If the joint assessment concludes that there has been a breach of the Licensing Agreement, a support plan, with the involvement of the Community Engagement team, will be developed and agreed with the tenant.

A second joint assessment will review the situation. If the agreed Support Plan has been followed and the situation remedied, no further action will be taken and the tenancy allowed to continue.

If, however, the agreed support plan has not been followed and the breach persists, a referral form, with a risk assessment, will be sent to the Pre-Eviction panel for review.

¹² Most likely to be an officer from the Income Management, or Anti-Social Behaviour (ASB), team.

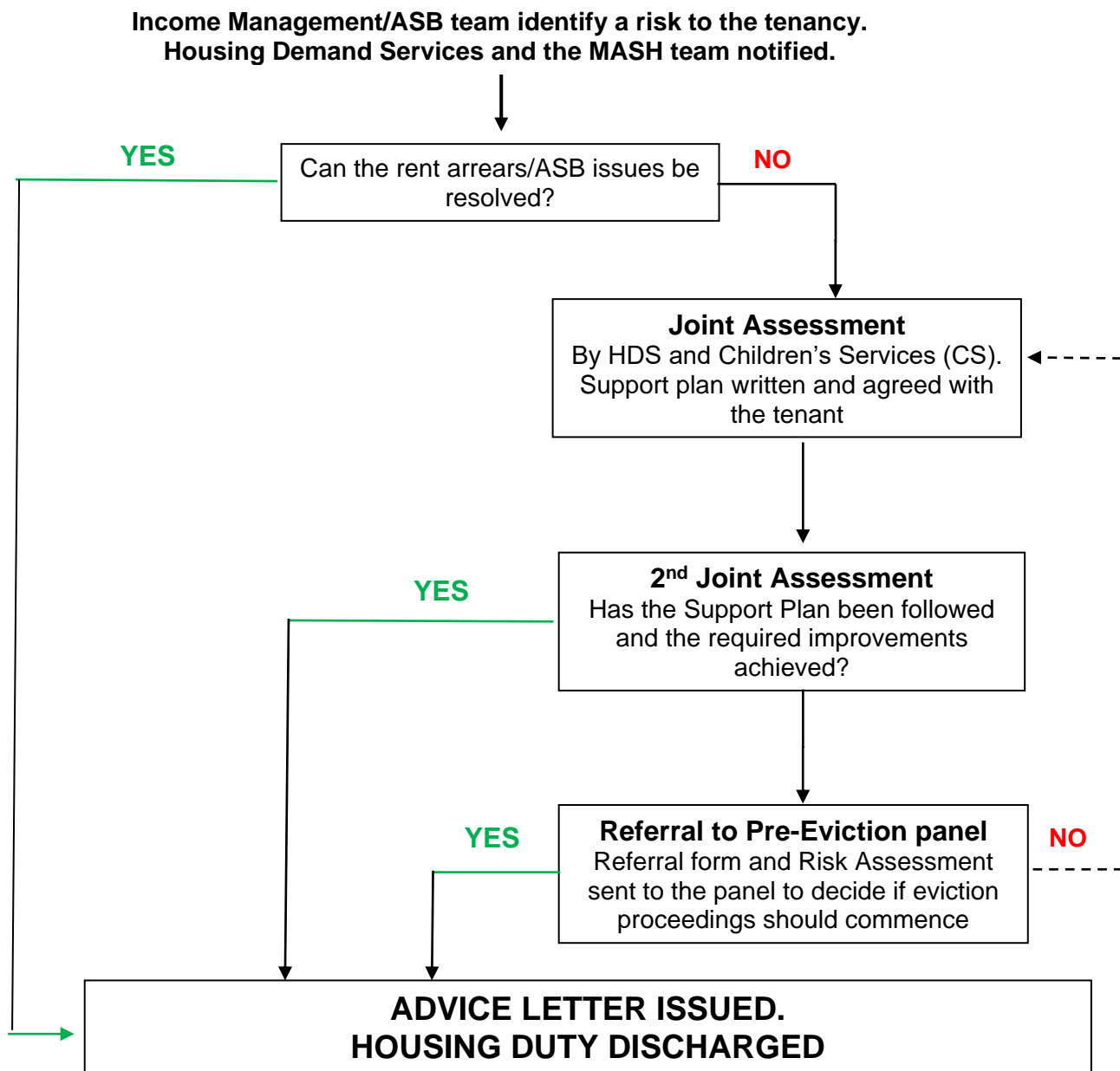
If the panel concludes that there have been genuinely unanticipated difficulties in/reasons for not meeting the Support Plan and that a revision of the plan may assist, the matter will be referred back to the Joint Assessment team for review.

If, however, there have been no genuinely unanticipated difficulties in/reasons for not meeting the Support Plan, the panel will confirm that the Council's legal duties have been fully discharged and that eviction action may proceed.

The tenant will be notified accordingly in writing.

The process is diagrammatically explained in figure 2 below:

FIGURE 2
EVICTON FROM A COUNCIL/HOUSING ASSOCIATION PROPERTY



- **Eviction from a privately-rented (PRS) property**

A privately-rented property is a property that belongs to a private landlord, and has been employed by the Council to provide accommodation for eligible applicants on the Council's Housing Register (waiting list).

The landlord or their representative (e.g. Letting Agent) will have secured and served a valid section 21 (eviction) notice to the tenant.

The Housing Demand Service will be notified accordingly, and will have 56 days from the date of the application to prevent the tenant becoming homeless. If the prevention measures taken are successful, Housing Demand will issue an advice letter to the tenant and landlord, and no further action will be taken.

If, however, the prevention is unsuccessful, Housing Demand will source and offer suitable alternative accommodation.

If the tenant accepts the accommodation offer, Housing Demand will issue an advice letter to the tenant and the Council's housing duty will be discharged.

If the tenant does not accept the accommodation offer, the tenant will be required to give reasons for their refusal. If the reasons are decided to be reasonable, Housing Demand will source and offer alternative accommodation

If the reasons are decided to be unreasonable, the tenant will be considered to have made themselves 'intentionally homeless'. The tenant will be issued with an advice letter to notify them accordingly.

Housing Demand and Children's Services, with the involvement of Community Engagement, will conduct an initial joint assessment to assess whether any legal duty is owed and further support offered to the tenant (e.g. an agreed support plan).

A follow-up meeting will take place to assess whether the support plan has been followed and the required outcomes achieved.

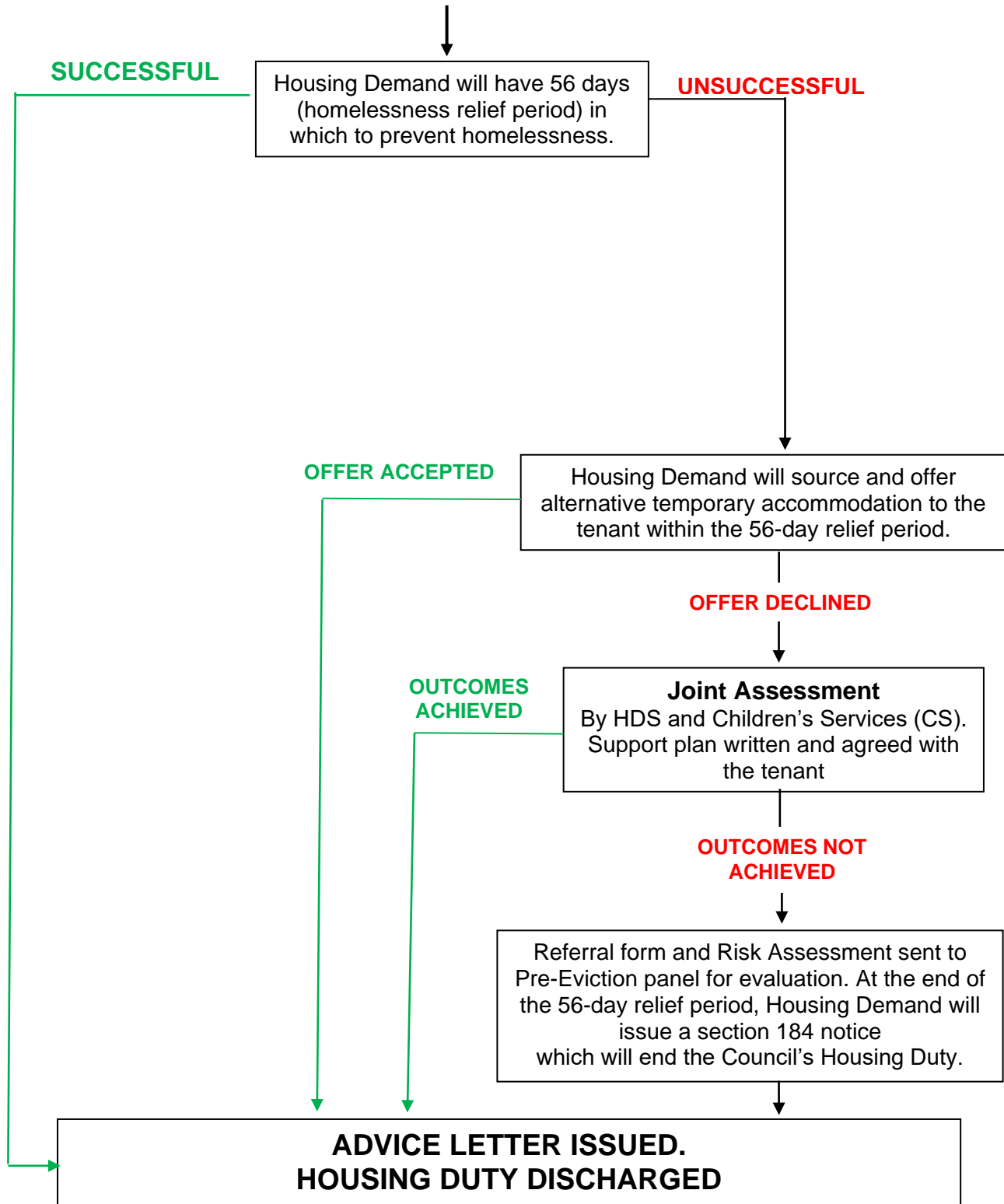
- If so, an advice letter will be sent to the tenant and suitable alternative accommodation sourced and offered
- If not, Housing Demand will issue a section 184 notice at the end of the 56-day homelessness relief period advising that they have made themselves intentionally homeless. A referral and completed Risk Assessment will be sent to the Pre-Eviction panel for further action.

The process is set out diagrammatically in figure 3 below.

FIGURE 3

EVICTION FROM A PRIVATELY-RENTED (PRS) PROPERTY

The landlord/representative (e.g. Letting Agent) identifies a risk to the tenancy, and issues the tenant with a section 21 (eviction) notice.
The tenant notifies Housing Demand Services.



- **Eviction from a private-sector leased (PSL) or shortlife property**
A private-sector leased property is a property that the Council has leased from a private landlord for a specified period. The Council is the landlord for the duration of the specified period.

A shortlife property is a property owned by the Council that is due for major refurbishment, or is part of a forthcoming regeneration scheme. But it is habitable and available for use until the refurbishment or regeneration takes place, thus it is described as having a 'shortlife'.

- A Homeless Accommodation officer will identify a risk to the tenancy (e.g. an accumulating rent arrear, reports of anti-social behaviour, etc) and will notify the Housing Demand Service and the MASH team
- Housing Demand Services/Children's Services will determine if the matter can be satisfactorily resolved with the applicant household
- If so, an advice letter will be sent to the applicant household stating that no further action will be taken, subject to specified conditions, and that the matter will be closed
- If not, Housing Demand Services and Children's Services will conduct an initial joint assessment, with the involvement of the Community Engagement team, and a support plan developed and agreed with the applicant household
- The Housing Demand Service and Children's Services will conduct a follow up joint assessment to determine whether the Support Plan has been followed and required outcomes achieved
- If so, an advice letter will be sent to the applicant household stating that no further action will be taken, subject to adherence to the Support Plan, and that the matter will be closed
- If not, a referral form, with a Risk Assessment, will be completed and sent to the Temporary Accommodation Pre-Eviction panel for consideration and a decision about whether the tenancy can be sustained.

The Housing Demand Service will issue an End of Duty notice, in accordance with section 193 of the Housing Act 1996

The tenant will be notified accordingly in writing.

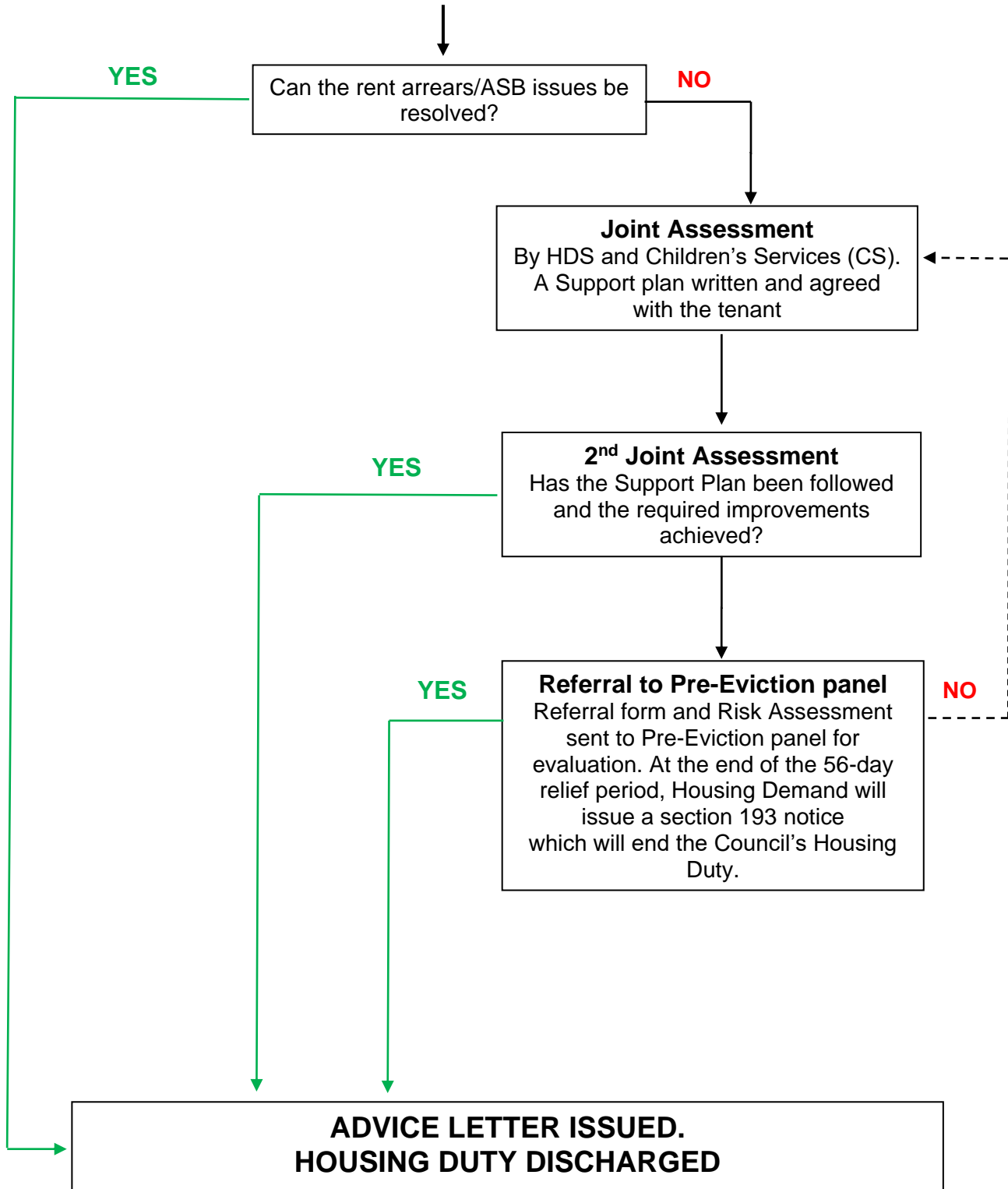
The process is diagrammatically explained in figure 4 below:

FIGURE 4

EVICTION FROM A PRIVATELY-LEASED/SHORTHOLD PROPERTY

A Homelessness officer identifies a risk the tenancy.

The Housing Demand Service and the MASH team informed.



8. Ineligible and intentionally homelessness applicants

Housing Demand officers will assess each household's eligibility for assistance and will apply legislation for immigration control.

If a household with children up to the age of 17 has no recourse to public funds or are deemed to be an ineligible EU National, they are to be referred directly to the NRPF team immediately using the NRPF TEAM mailbox. .

If a household is identified as being at the beginning of the Relief Stage (the start of the 56 days) by the Housing Demand, and is understood to be at risk due to intentional homeless, an urgent joint assessment by Housing Demand and Children's Services will be required.

The joint service will seek the support of an independent, 'critical friend', in the form of a floating support officer, to provide advocacy to the family.

In the event that;

- the household's housing duty has been discharged;
- the household has been evicted from temporary accommodation;
- Children's Services retains a duty to the household

Children's Services will be required to complete a Referral form (please see appendix A) and email it to move-on@havering.gov.uk for social care accommodation. Please note that the cut off time for these referrals is 4pm each day.

Children's Services will give at least 48 hours notice in writing to the Placement and Move-On officer in order to terminate any accommodation.

Support for intentionally homeless households

Housing and Children's Services will provide literature, outlining the duties the Council's duty/ies and all important points, such as how long affected households can be expected to be accommodated.

Intentionally homeless households must undergo an intensive rent awareness training programme, in order to secure a rent deposit and rent in advance award for a property in the private sector. Where they have language and/or learning difficulties they can be referred to the appropriate support services for assistance.

They will also be suspended from the Housing Register (waiting list) until they satisfy the local connection criteria.

Children's Services will be responsible for the rent deposit and rent advance for the household while Housing will assist to broker affordable accommodation in the private rented sector.

Housing Demand will be responsible for identifying and brokering the accommodation in the private rented sector.

Resolution of disputes

Where agreement cannot be reached about the implementation of any aspect of this protocol, the matter will be referred to the Housing Demand Manager and the relevant team manager within Children's Services for resolution.

On the very rare occasions where there is still no agreement, the respective Assistant Directors will agree the final position.

9. Protocol agreement

Emergency accommodation and interim accommodation offer to Children's Social care.

Housing Services (Housing Demand and Supported Housing) propose to supply the following to Children's Services:

- 3 emergency hostel places block booked for one year. These units will be 'ring-fenced' for Children's Services emergency placements only
- 6 shortlife properties block booked for one year, which will be ring fenced for Children's Services emergency placements only
 - 2 x 1 bed – to accommodate a couple and young child
 - 2 x 2 beds – to accommodate 4 people
 - 2 x 3 beds – to accommodate 6 people

All bookings should be sent to the Housing Placement and Move On officer in Housing Services

- **The Housing Placement and Move On officer will:**
 - Be sent the booking request by the relevant Social Worker from Children's Services
 - Secure ring-fenced accommodation for the applicant
 - Create a rent account for the applicant
 - Create a cost code under the title of ' Social Services Temporary Accommodation (SSTA)'
 - Create a Licence agreement with the applicant
 - Supply a Housing Benefit claim form to the applicant
- **Accommodation Management Support**
 - Property inspections
 - Tenancy audits
 - Ensure rents are paid /HB claims up to date
 - Walk in possession

The above services to be recharged retrospectively to Children's Services with the appropriate Cost Centre manager.

- The Placement & Move-On officer will, if possible, source and supply the property on same day if possible. Children's Services will give as much notice as possible to Housing Services to source a property.
- The Placement & Move-On officer will email the Licence Agreement to the appropriate Social Worker, who will get the applicant to sign agreement and scan back to move-on@haverling.gov.uk by the next working day.
- The Placement & Move-On officer will set up a rent account and recharge Social Services for rent.

10. Dissemination and communication of this protocol

Housing Services will consult with all directly or indirectly affected stakeholders to ensure this policy fulfils its aim to be clear and transparent.

It will be made available internally and externally in hard copy and electronic formats, as well as easy read/multi-lingual versions, copies of which will be supplied upon request.

11. Implementation of this protocol

This policy will take effect from 1 October, 2020.

Responsibility for the successful implementation of this policy will be with the Council's Assistant Director of Housing Demand.

12. Monitoring and review of this protocol

In the interests of continuous improvement, this policy will be reviewed every three years to ensure it remains relevant, up-to-date and fit-for-purpose for the Council and the residents of Havering.

For any advice or assistance concerning this policy, please email the Council's Housing team at moveon@haverling.gov.uk.

APPENDIX 2

Housing and Children's Social Care Approach

Children's Social Care

Robert South
Jane Carroll
Tendai Dooley
Amar Barot

Housing

Patrick Odling-Smee
Darren Alexander

Care Leaver Accommodation

To deliver tangible housing options for young people leaving care with the development of a supported housing pathway into a range of housing offers from training flats, PRS placements purchased accommodation to bonafide council tenancies.

- Housing Options

Short term – 0 to 12 months timeframe

Accommodation offer	Offer type	Considerations
Council stock	<ul style="list-style-type: none"> Training flats - Direct offers to 3 bed 3 person share and 2 bed 2 person share accommodation from CC2 band 	Policy terms - Use delegation of authority from Service Director
Private rented sector	<ul style="list-style-type: none"> Explore private rented sector housing options offer for 1 bed accommodation Housing Solutions Officers to offer insights into the private rented market and assist in navigating and negotiating with landlords Ongoing after care to be provided by floating support 3rd sector agencies 	<p>*Exempt from shared accommodation room rate and entitled to one bed full housing benefit</p> <p>*Consider the support from local area coordinators?</p> <p>NB Tough market to access and accommodation provision likely to be short term as steep learning curve</p>

Medium term – 12 to 24 months timeframe

Accommodation offer	Offer type	Considerations
Council stock	<ul style="list-style-type: none"> Training flats - Direct offers to 3 bed 3 person share and 2 bed 2 person share accommodation from CC3 band 	Develop a 2 year move on plan for young people leaving care to enable greater mobility between the council's assets as well as develop resilience in tenancy sustainment
Multiple unit accommodation purchase – council buyback	<ul style="list-style-type: none"> LBH to purchase and renovate large 	Offer social care and housing management support as part of

initiative	bedroom accommodation for self-contained mini-flat conversion	the tenancy
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Long term – 2 year +

Accommodation offer	Offer type	Considerations
Council stock	<ul style="list-style-type: none"> To build studio accommodation as part of the regeneration programme To design and build 2 and 3 person shared accommodation for young people leaving care Consider build to rent supported housing for future accommodation provision To build supported housing specialist accommodation for young people leaving care 	<p>s106s to be considered for young people leaving care</p> <p>Housing Association to be partnered to assist in delivery</p> <p>Commuted sums to be considered for purchase a build of properties</p> <p>Right to buy receipts to be considered for purchase of property for young people</p> <p>Develop Housing Strategy to consider young people leaving care and corporate parent responsibilities</p>
Mercury Land Holdings (MLH)	<ul style="list-style-type: none"> To purchase large sized accommodation to flat conversion for rent at the LHA rent To purchase accommodation to supplement/replace supported housing accommodation supply 	*