



# **Encompass Housing & Homelessness Support**

# Housing & Homelessness Overview 2023

- Lack of affordable private sector accommodation in the borough with a drop in London rental availability of 41% compared to pre pandemic levels
- Increase in homeless approaches due to landlords selling up and the rising cost of living forcing residents out of their tenancies and pricing them out of the borough
- Increased demand for Temporary Accommodation due to unavoidable homeless numbers
- Increase in the number of families approaching as homeless resulting in larger properties required i.e. 3 and 4 beds
- Temporary Accommodation rents risen at least 20% and higher still than Pan London Rates
- Nightly Paid Accommodation costs have gone up 100%
- Increased average stay in temporary accommodation from 18 months to 24 months
- Can be longer than 24 months for families requiring larger properties



# **Homeless Approaches Facts & Figures**

# Homeless Approaches

- 1,500 applications a year, with many more making contact for advice
- The main reason for homelessness given is still termination of AST through eviction notices
- Increase in approaches from tenants facing unaffordable rent increases
- Increase in approaches from tenants whose landlords want to sell their properties which means fewer opportunities to negotiate
- Where landlords wish to increase the rent, the shortfall is too large for Officers to assist with landlord incentives or from the Prevention Fund
- A small number opting to remain at home with cash incentive whilst they work with the Early Intervention Team
- High private rent costs make it difficult to motivate people to find their own properties, many fixate upon social housing
- Domestic abuse is the third highest reason, with many wishing to remain in the borough but are at risk which is challenging to manage



# **Temporary Accommodation Demand**

# Temporary Accommodation Demand

- A considerable lack of affordable property within the borough and surrounding areas, competitive demand for properties from neighbouring boroughs pushing up prices
- Cost of nightly paid accommodation significantly higher than the Pan London rates
- A large number of families coming through as homeless, and lack of family sized properties in Sutton and surrounding areas
- Families not wanting to be placed outside of the borough due to GP connections, schools, support network and mental health
- A number of households who require a property placement are carried forward on a daily basis due to a lack of available accommodation
- Impacts on the number of families in shared accommodation with many approaching the six week threshold
- Limited affordable move on options in the private rented sector that are affordable
- Long social housing waiting times



# **The Impact of Homelessness on Mental Wellbeing**

# Homelessness & Mental Health

- Housing insecurity and homelessness is stressful and can exacerbate or cause mental health problems. This means that there is a higher rate of mental health problems amongst people without a secure home compared with the general population
- Poor mental health is both a cause and a consequence of homelessness. For example, the onset of mental illness can trigger, or be part of, a series of events that can lead to homelessness
- 45% of people experiencing homelessness have been diagnosed with mental health challenges, this rises to 8 out of 10 people who are sleeping rough
- Mental health issues are deeply connected to the trauma and adversity people who are homeless face



**What are we doing to support?**

# Early Intervention Homelessness Prevention



## #01

To deliver innovative, early intervention measures to homelessness prevention, to those at risk of becoming homeless.

Working closely with households to find relevant and practical solutions to relieve tenancy pressures. Increasing household income, through employment opportunities, benefit eligibility, budgeting and tapping into the many resources from borough support services and Nationwide Charities

## #02

We help residents to sustain their tenancies with practical support such as funding transportation to a work placement, charity applications for children's essential items, such as clothes, nappies, cots, play mats etc.

To bigger practical support, such as space saving storage solutions to create comfort within their current accommodation and landlord incentives, negotiating rent to remain at LHA affordable levels

## #03

Each support plan is person centered to respond to the needs of the individual. To achieve this we maximise outreach, working closely with: Sutton JobCentre Plus, LBS Welfare Reform Team, Children's Centres and Early Years Practitioners, DWP, LBS Domestic Abuse Services Transform & Sutton Women's Centre, Local GPs, Uplift Mental Health Services, regularly receiving referrals from these practitioners into our service

## Eligible for services:

- Over 18 years of age and living within the London Borough of Sutton
- Client has given their consent to receive assistance from the Wellbeing Support service
- Private Rented Accommodation tenants & Homeowners
- Eligible for housing assistance according to the definitions of the Housing Act
- Households who are at risk of homelessness (not within 56 days, or assessed as not owed a prevention or relief duty)



# Housing Support Referrals

- Sutton professionals can make duty to refer housing referrals for all Sutton residents at risk of homelessness within 56 days and early intervention homeless prevention referrals (for private tenants) here: [Encompass Homeless Referral Portal](#)
- For single persons requiring Floating Support to assist them in sustaining their tenancy, please use this form: [St Mungo's Floating Support Referrals](#) and email the form to the Supported Housing Pathways Officer at: [pathways@encompass-latc.co.uk](mailto:pathways@encompass-latc.co.uk)
- All Supported Housing referrals should be completed on the [Universal Referral form](#) and emailed to the Supported Housing Pathways Officer at: [pathways@encompass-latc.co.uk](mailto:pathways@encompass-latc.co.uk)





## Links

[www.streetlink.org.uk](http://www.streetlink.org.uk)

[www.suttonuplift.co.uk/referral](http://www.suttonuplift.co.uk/referral)

[www.cranstoun.org/services/substance-misuse/inspire-sutton/](http://www.cranstoun.org/services/substance-misuse/inspire-sutton/)

[Sutton Universal Referral Form for Supported Housing](#)

[Housing Advice Duty to Refer or Housing Support Referral Portal](#)

[ukrainerresponse@sutton.gov.uk](mailto:ukrainerresponse@sutton.gov.uk)

## Contact us

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