

# Why tenancy sustainment is critical

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# Tenancy sustainment: an epic tale of heroic struggle and intrigue

- Preventing homelessness – why sustaining tenancies matters
- Recent initiatives on tenancy sustainment:
  - Supported Accommodation Working Group
  - Housing Support Outcome Monitoring Framework
  - Housing Options and the hubs
  - New housing support duty
  - Pre-action requirements in tenant evictions
  - Enforcement of repossession orders
- Reasons for optimism or will Spending Review and Housing Benefit reforms overwhelm us?

# Why sustaining tenancies matters

- Cost effective way of preventing homelessness and helping to meet 2012 target
- 25 out of 32 local authorities assessing 80% of homeless as in priority need (2009-10), but 2012 target very challenging for some
- Supporting People research justifies continued investment in sustaining tenancies
- Prevention key theme for SG / COSLA 2012 Joint Steering Group – initial focus on young people and housing support

# Recent initiatives – non legislative

- Supported Accommodation Working Group – models of support, employability and funding - reporting in February
- Housing Support outcome monitoring tool to be launched in March – use voluntary, but encouraged
- £500k investment in 5 hubs to promote Housing Options approach - action plans being developed

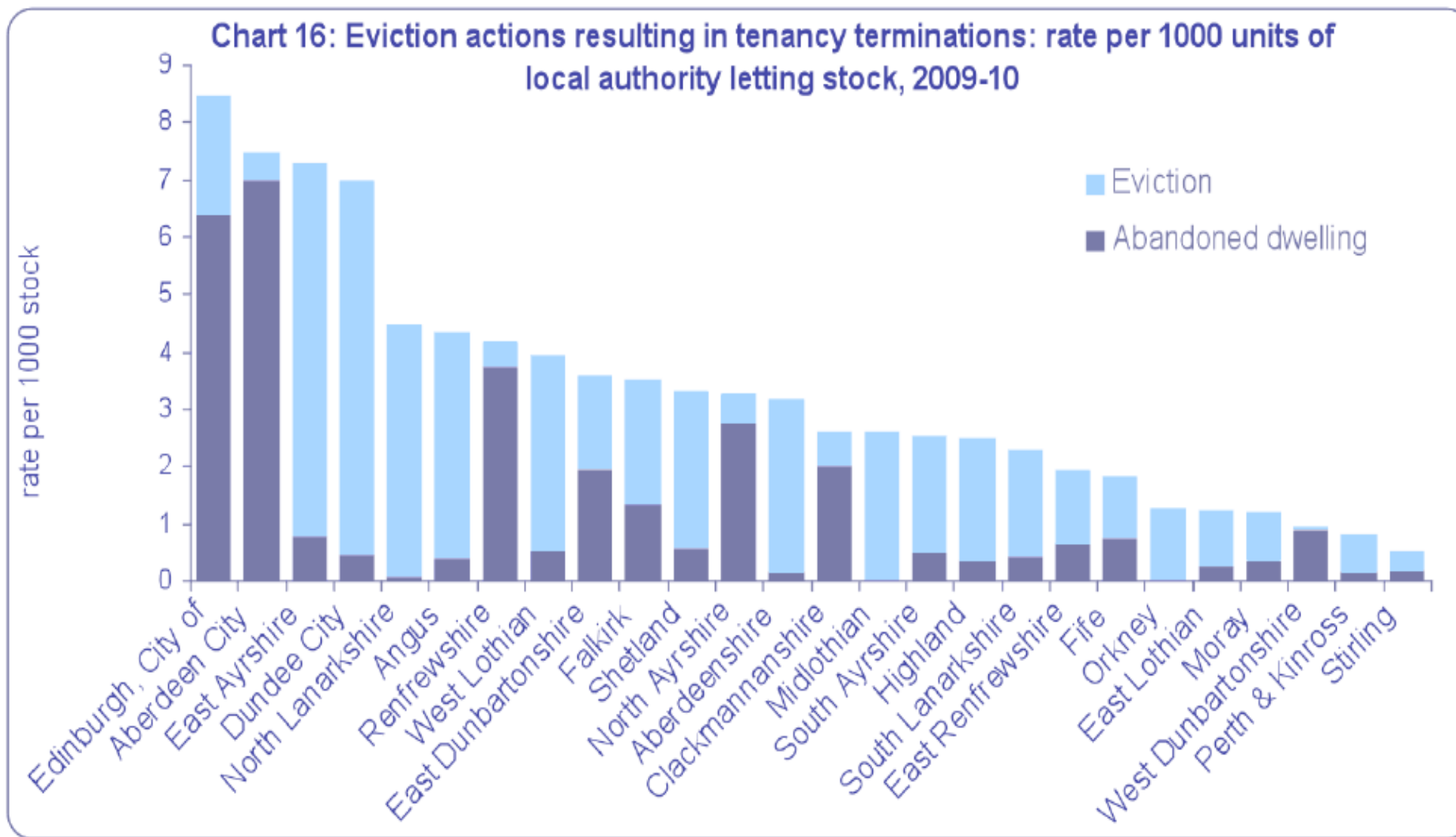
# Recent initiatives - legislative

- Duty to assess and provide housing support for homeless clients or those at risk of homelessness
- Duty to meet pre-action requirements before initiating tenant eviction action
- Repossession enforcement orders

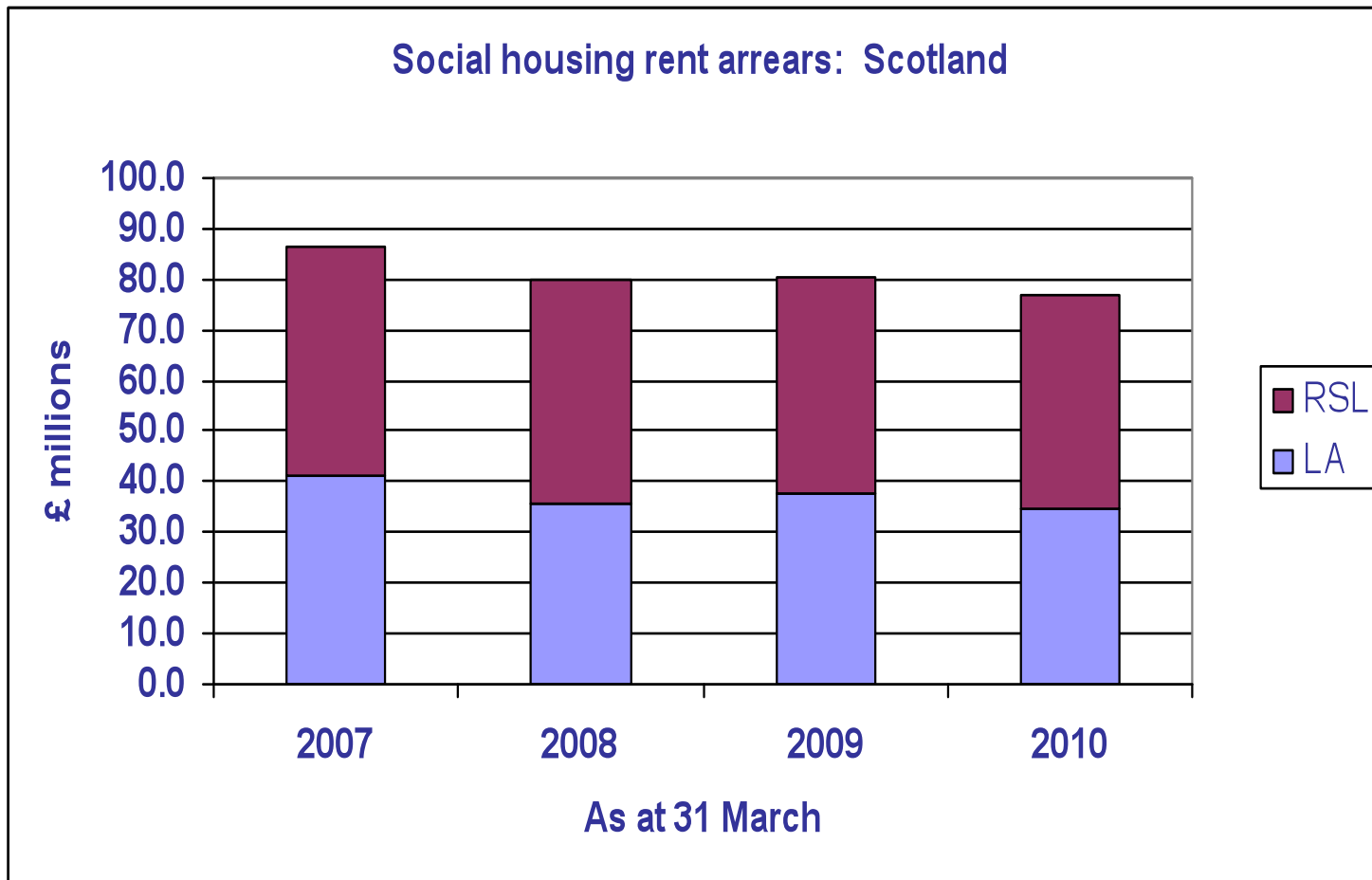
# Tenant evictions – signs of progress?

- Evictions in Scotland down by around 30% in 2009/10 (average 0.2% fall in comparison to letting stock levels)
- Local Authorities - 1,262 evictions or abandoned dwellings in 2009/10 – down 29%
- RSLs – 942 evictions or abandoned dwellings in 2009/10 - down 38%

# Local Authority Evictions 2009/10

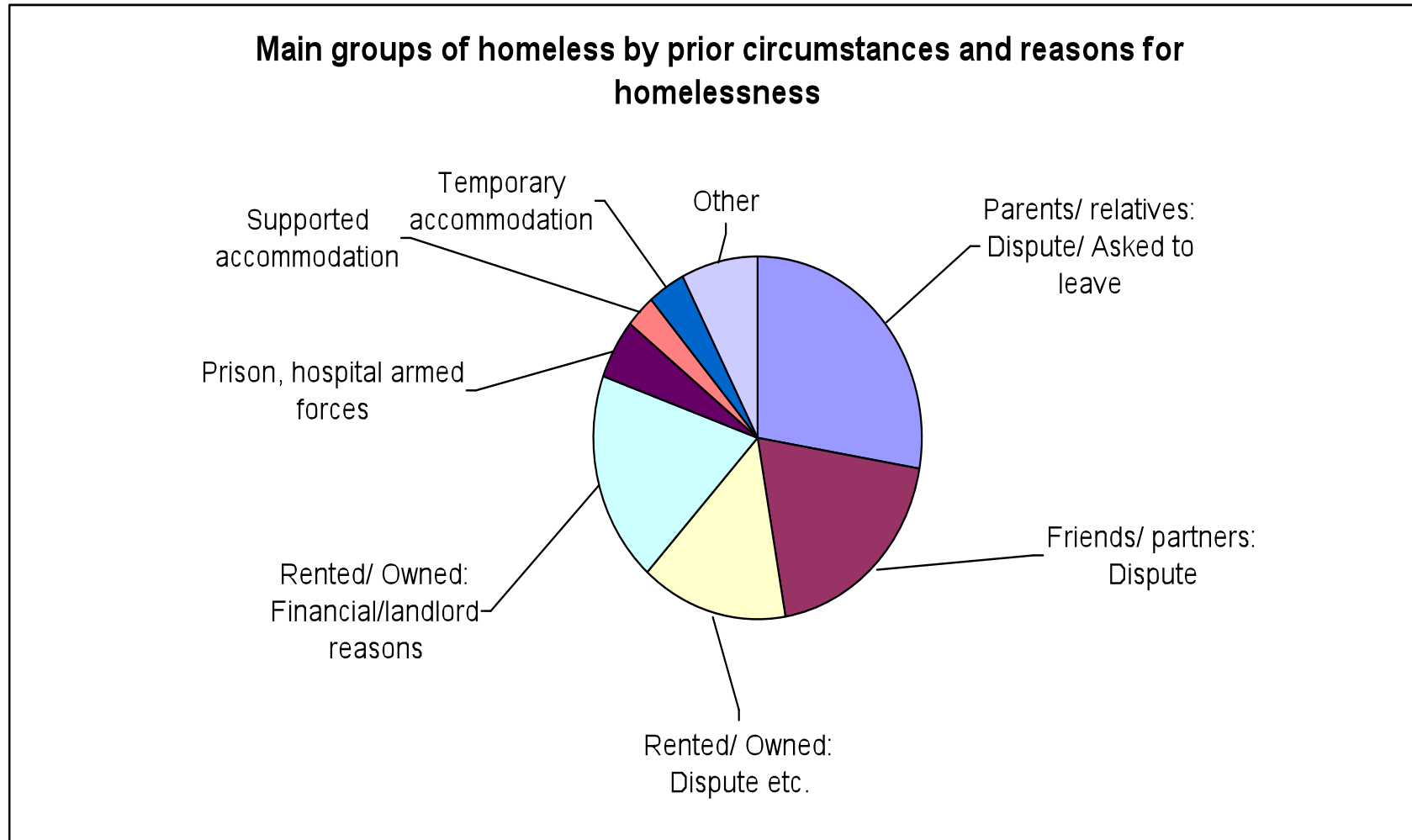


# Level of Rent Arrears in Scotland





# Main drivers of homelessness



# Spending Review and Housing Benefit Reforms

- Impact of Spending Review cuts and public sector job losses?
- Housing Benefit reforms:
  - Scottish Government HB Advisory Group established
  - Impact Assessment in Scotland sent to DWP in December
  - Particular concern about impact on homelessness prevention (55,000 to 110,000 households affected in Scotland)
  - Web link:  
<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/marketcontextmaterials/hbchangesscottishimpact/>
- Thanks for everyone's contribution to the heroic struggle
- Looks to be getting even tougher, so we will all have to 'pedal harder' to reach our target

# Contact details

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