



Housing First Norfolk Seminar

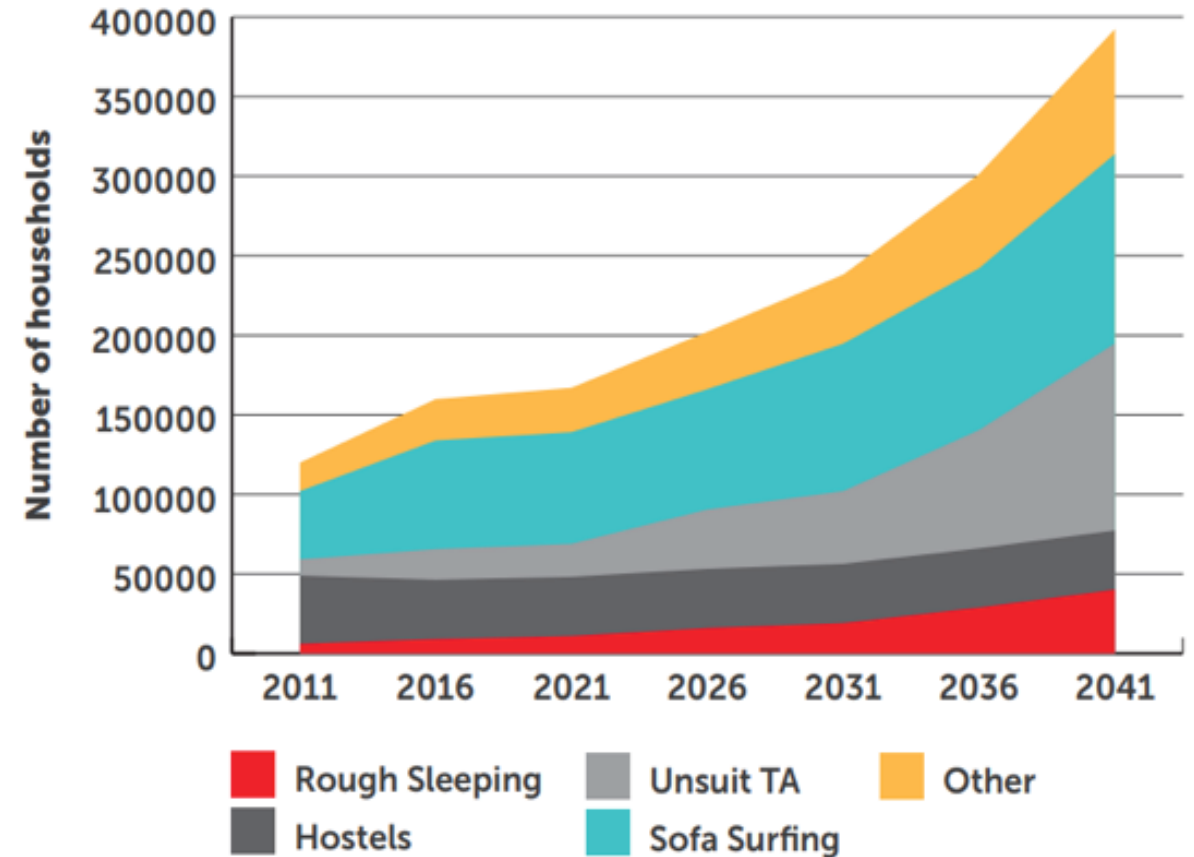
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Evidence base for Housing First in UK

Housing First in UK

- Rapidly increasing need
- Some political interest in Housing First but still no policy (in England!)
- Some Housing First initiatives and 3 MHCLG funded pilot areas
- Some concern from hostel providers
- Still not seen as mainstream

Figure 1: Baseline Forecasts of Core Homelessness Main Component, Great Britain, 2011-41



Housing First in UK

- England

- No national policy on Housing First
- 3 large scale pilots funded by MHCLG in West Midlands, Greater Manchester and Liverpool City Region

- Scotland

- National policy to end homelessness means all Local Authorities have Rapid Rehousing Plans- many include Housing First
- National Housing First Pathfinder programme in 5 cities

- Wales

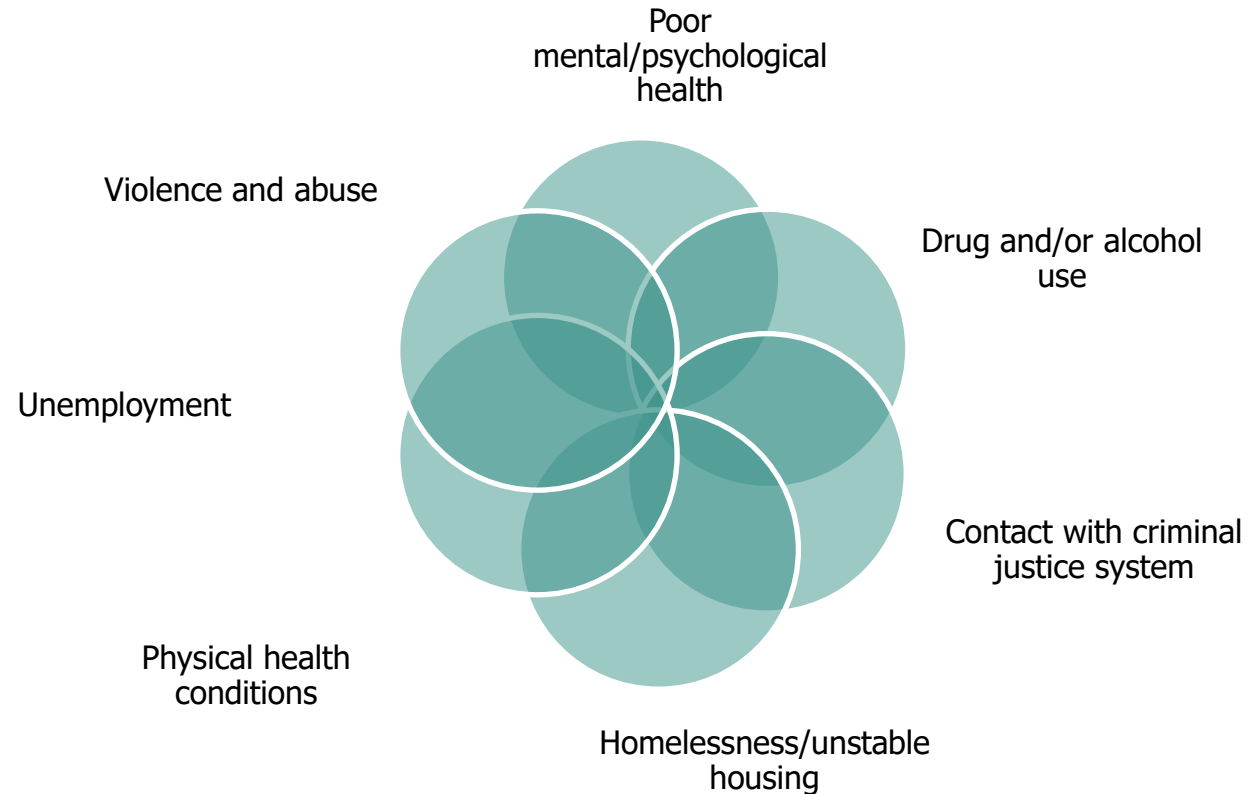
- National commitment to Housing First
- New national accreditation for Housing First services

The Principles

1. People have a right to a home
2. Flexible support is provided for as long as is needed
3. Housing and support are separated
4. Individuals have choice and control
5. An active engagement approach is used
6. The service is based on people's strengths, goals and aspirations
7. Harm reduction approach is used



Who is Housing First for?

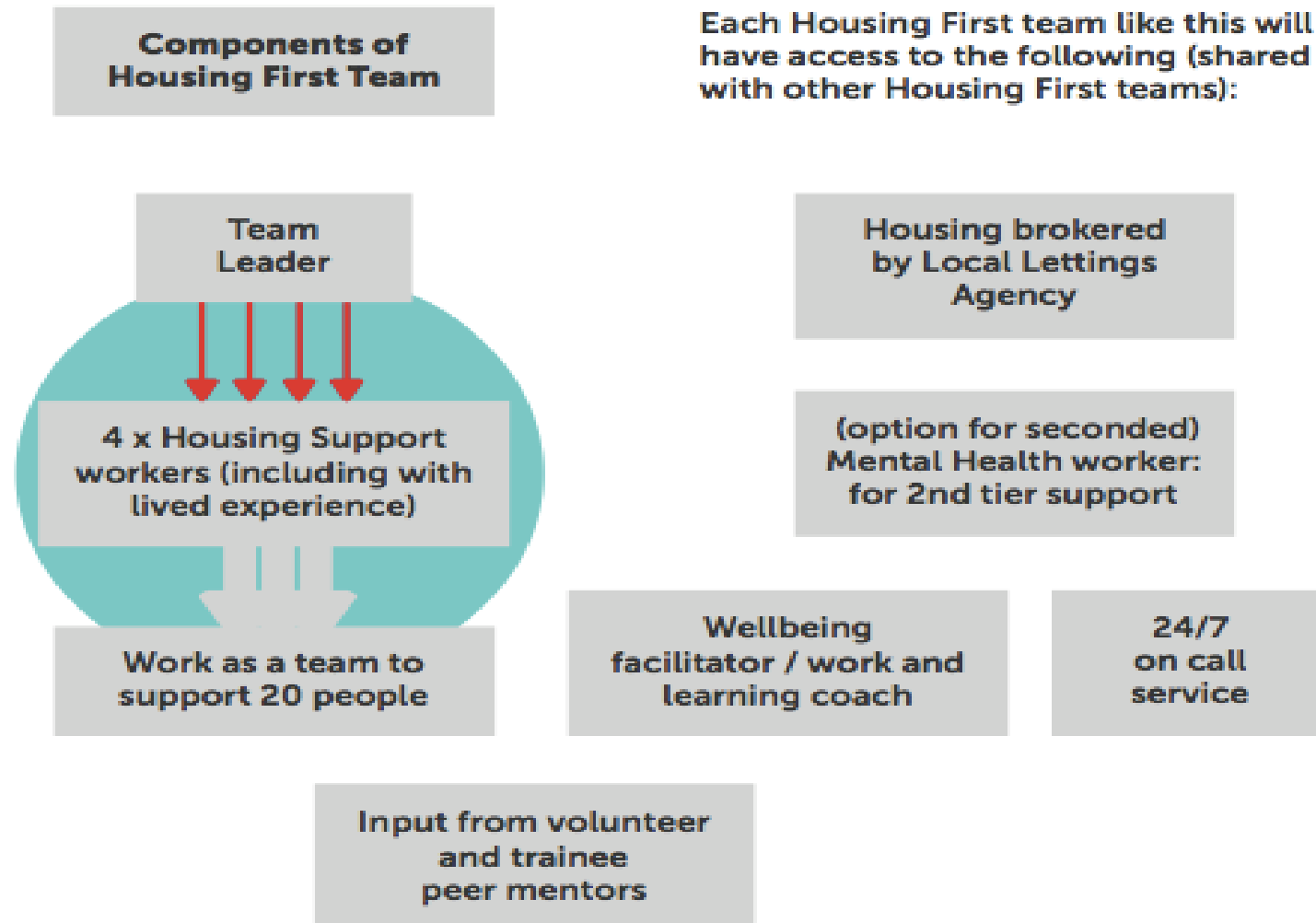


Liverpool City Region feasibility study – 2017

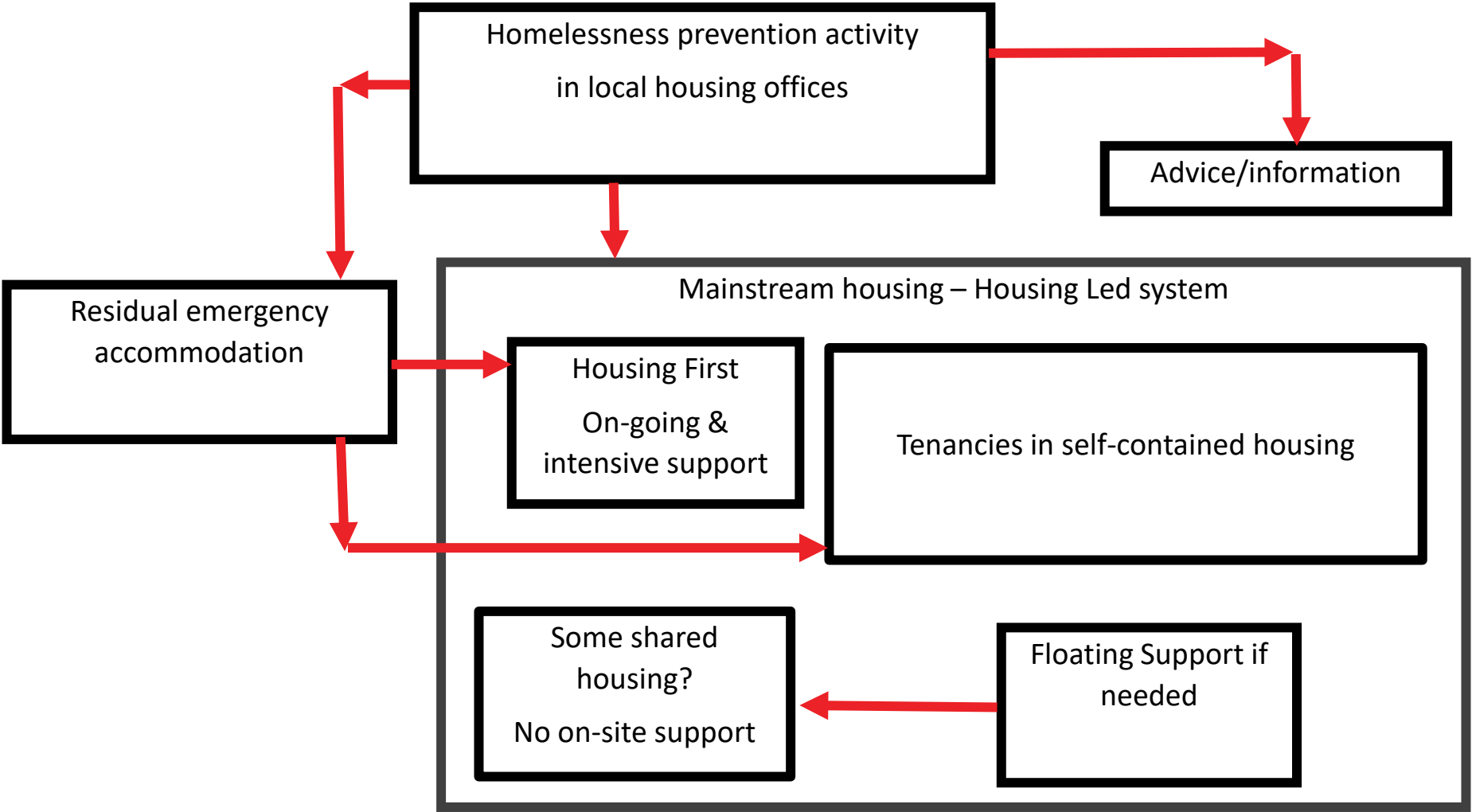
- To develop a Housing First model within a wider ‘housing-led’ system that will transform the approach to homelessness
- To develop a model that will – over time – free up resources
- To co-produce this model with local authorities, front-line professionals and with homeless people themselves
- To work out how much it would cost
- To design a process for all this that other cities can follow
- Led to MHCLG funding England pilot in 2018



Key findings – The Model



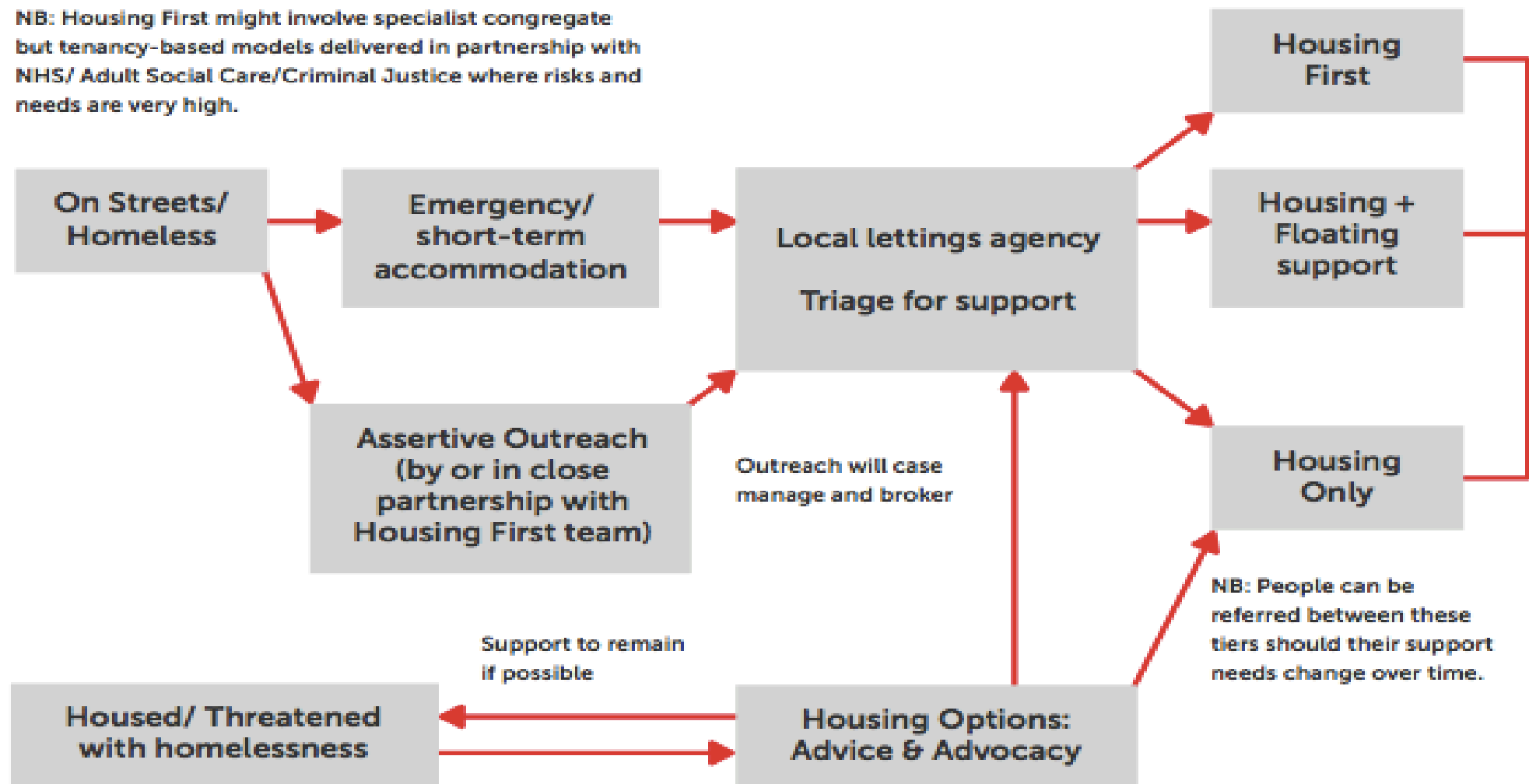
Key findings – The System



Key findings – The Access Routes


Pathways through the proposed system

NB: Housing First might involve specialist congregate but tenancy-based models delivered in partnership with NHS/ Adult Social Care/Criminal Justice where risks and needs are very high.



Key findings - How much will it cost?

- This includes:
 - Salary & overheads of core team
 - Costs of a new housing agency
 - Second tier mental health support
 - 24/7 on-call system



**£12,607
per client
per annum**

Is the model affordable/ cost effective?

- If tenancy sustainment is the key outcome, suggests Housing First would be between 3 and 5 times more cost effective for those with complex needs than the current system

We ran two cashable savings scenarios:

- More conservative, running Housing First but retaining significant amounts of 24/7 hostel provision: suggests savings of £3.29m pa.
- More ambitious, with Housing First replacing most 24/7 hostel provision: suggests savings of £5m pa by 2023/4
- However, an additional £1.86m would be needed in total over the first 2 years, to cover double running costs.

Implementation of the model would require:

- Political commitment, ideally to work together across multiple LA areas
- Cultural change/ workforce development to apply Housing First principles
- A commitment to securing housing supply through review of allocations and evictions; and creation of a local lettings agency/ies
- Detailed implementation planning: through dialogue and co-production with people with lived experience, providers, commissioners and key partner agencies – this needs to be funded
- Investment in prevention and floating support as well as Housing First
- Clear pathways between criminal justice system, NHS, DWP and social care.

Housing First: links to the rest of the system

- Consistent application of the Housing First principles throughout the system
- Workforce development to support this
- Multi-agency communication strategy: shared understanding of how system works
- Minimised and well-managed handovers throughout the system
- Flexible approach to commissioning
- Local lettings agency to assist in brokering housing throughout system – in PRS and with social housing?

Oxfordshire feasibility study

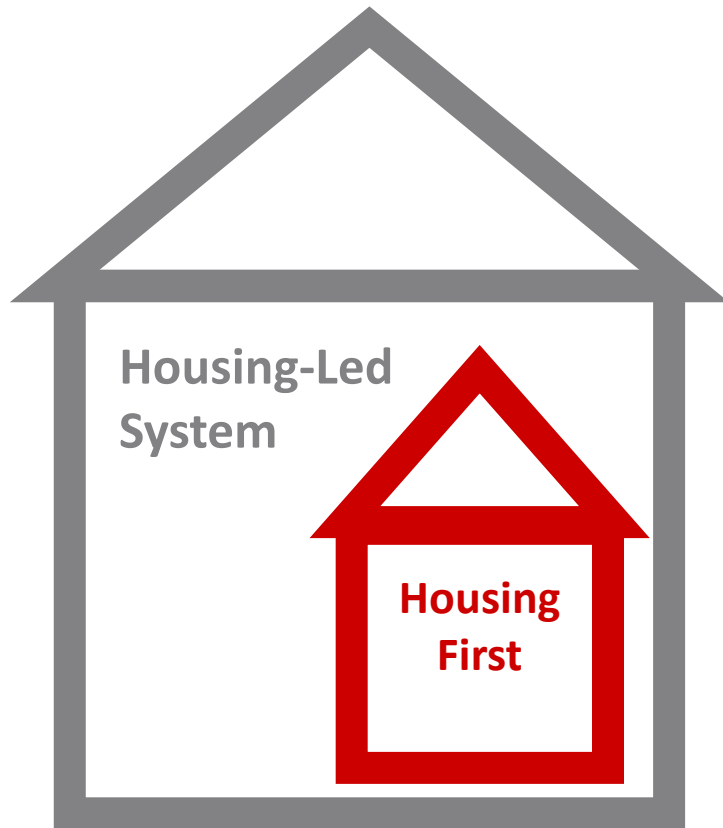
- Commissioned by Crisis and Oxfordshire County Council in late 2019
- Study to define and detail implementation of a Housing Led approach to homelessness across the 5 district councils
- Outputs to include:
 - details of projected needs with involvement from lived experience experts
 - Operational, commissioning and cultural changes needed to move away from traditional 'staircase'
 - Costs and potential cost savings

Together
we will end
homelessness



Imogen Blood &
Associates

Why does Housing First need to be integrated within a Housing-Led system?



- Funding not persuasive if just an add-on/ pilot – landlords/ tenants need long term reassurance –it needs to pay for itself
- Hostels will simply fill up with new people
- HF needs to be targeted at people with high & complex needs to be cost effective
- A mixed caseload = a larger caseload: becomes ‘diluted’
- Yet, if HF is the only way to get housing and/or flexible support it will be over-subscribed
- Prevention also key – link to HRA

Oxfordshire feasibility study – emerging findings

- Improving prevention is bedrock to changes
- Rapid assessment for people new/at risk of rough sleeping
- Adopt a 'By Name' approach to address 'revolving door'
- Review supporting housing provision across all pathways
- Change how support is commissioned and managed
- Transform perceptions of homelessness through culture change and skills development
- Promote access to good quality tenancy options
- Bolster supply of housing options for singles – Including HF
- Strengthen and unify county wide governance to maximise change

Housing Led System with Housing First at
the core

Housing Led/ Rapid Rehousing:

a settled home
is the **first** response
to homelessness

Objective: reduce **total time** people spend as homeless, including in temporary accommodation

Method: ensure **every** element of activity relates directly or indirectly to **reducing “the queue”**

prevent
people joining
the queue: **early
intervention**



ensure people don't
rejoin the queue, once
housed: **better sustainment**

Increase rehousing activity for
those already in the queue:
access & supply

Housing Led and Housing First

Together
we will end
homelessness

- Housing Led or Rapid Rehousing approaches to ending homelessness simply mean trying to get someone into their own home as **quickly as possible** and providing them with the support they need to make it work.
- It involves **minimising** the amount of time spent in **temporary accommodation** and seeks to minimise the **number of moves** someone has to make before they move into a permanent home.
- **Housing First** is a form of Housing Led solution to homelessness but one which supports people with the most **complex needs**.

What housing led means

Together
we will end
homelessness

- ✓ To understand being housing led, look first at the **Housing First principles**
- ✓ Housing led adopts the **same principles**; the difference is one of **degree**
- ✓ Housing First services are **targeted** at specific, and proportionally small, cohorts; being led **includes all** people getting out of homelessness
- ✓ Housing led is a **whole system approach**, as well as a way of working with individuals



What being housing led isn't

- ✓ simply getting people off the streets and into hostels or shelters
- ✓ placing households in temporary accommodation for very long periods
- ✓ housing people quickly without consideration of tenancy sustainability
- ✓ erecting rigid barriers to affordable housing based on past behaviour
- ✓ using a “treatment first”, “tenancy ready” or “staircase” approach as the only pathway into housing for people with support needs
- ✓ treating all single homeless people as if they have support needs
- ✓ only for local authorities to implement!

It's **no surprise** that people get confused between Housing Led and Housing First...

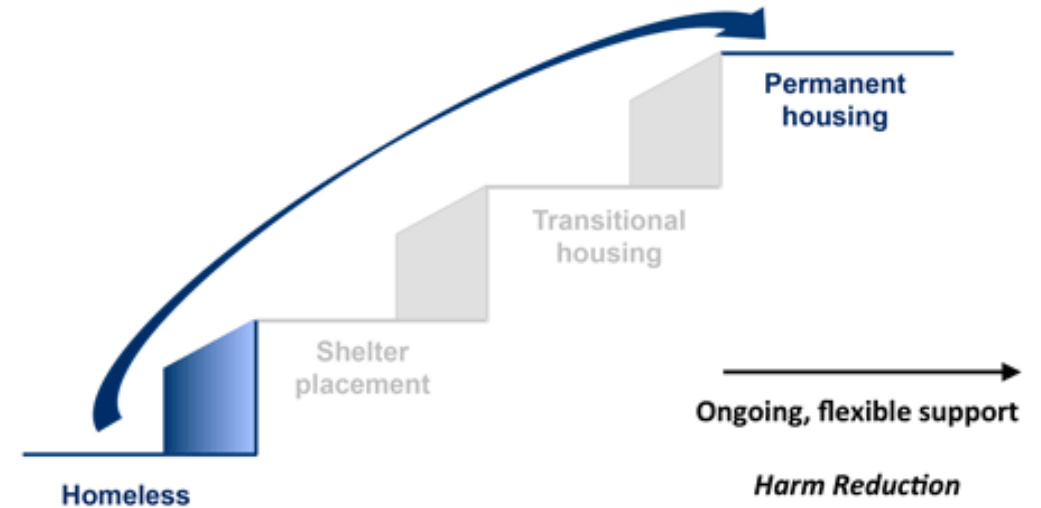
...they have **a lot** in common.

If you want to understand **housing led**, understanding **Housing First** is the best place to start

Housing First principles

- Housing is a human right
- Choice and control for service users
- Separation of housing and treatment
- Recovery orientation
- Harm reduction
- Active engagement without coercion
- Person-centred planning
- Flexible support for as long as is required

Housing First approach



Housing is a Human Right

- Everyone deserves housing
- No-one needs to prove they are 'housing ready'
- People may need different types and levels of support at different times
- Moves should be minimised
- People should have choice in where and how they live
- People need multiple chances – with support
- What is the option if not housing?

Choice and Control for Service Users

- People in the most difficult circumstances often have the fewest choices
- People aren't always used to being given control or choice
- Choices are personal and will be informed by experience (good and bad)
- Trauma can lead to people giving up control/ fighting for it
- Small choices can make huge differences
- Personalisation is hard but worth it
- Does not mean all choices/options are available to all
- Adult to adult conversations are required

Separation of Housing and Support

- Critical for high fidelity Housing First
- Often people in temporary housing end up with least rights/ choice
- Compliance vs. choice
- Good practice in other areas of social care e.g. Disability services
- Allows people to put down roots in a community
- Change in support needs should force a need to move home
- Less money spent on buildings more on people
- Creates a more versatile housing market/ stock profile

Flexible Support for as long as is required

- For Housing First this is open ended – but international average is 17 months
- Ability to rapidly step up/down is needed
- New commissioning models linked to system outcomes required
- Linked to choice and control
- Well trained generalists – Navigators etc.
- Rapid routes into statutory services where necessary
- Shared resources and commissioning models
- (Ending) Homelessness is everyone's responsibility

Everybody in – a good start

- 14,600 people now indoors
- Temporary changes to welfare
- Some additional funding
- Hotels to Homes
- But Scotland and Wales leading the way

By being housing led we can make this a permanent end to homelessness not just a temporary one



Thank you



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