

Until there's a home for everyone

Tackling homelessness

Matt Sanders

e: matt_sanders@shelter.org.uk

t: 0344 515 1180

Shelter

Thursday, 17 February 2011

About Shelter

- **Leading housing and homelessness charity in the UK**
- **Delivers expert housing advice to over 170,000 people a year through a national network of advice centres, helpline and our website**
- **Campaigns for long term change to tackle the root causes of bad housing and homelessness**

About Shelter

- **Services in Dover, Ashford, Chatham, West Sussex, Thames Valley, Milton Keynes, Hart**
- **Housing, welfare, benefit and debt advice.**
- **Member of South East Homelessness Forum**
- **Voluntary, private and social sector working together.**
- **peter.rush@hants.gov.uk**



***“The most radical
reform of social
housing in a
generation”***

Rt. Hon. Grant Shapps MP



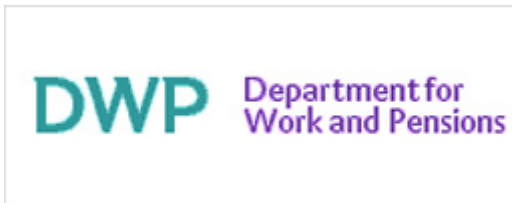
Radical reform



Localism Bill

Discharge homelessness duty into the PRS

Discretion for councils over security of tenure



Welfare Reform Bill

Pegging Local Housing Allowance to CPI, not local rents, so that rent support gradually falls behind housing costs.



Ministry of JUSTICE



Legal Aid Bill

Significant cuts to legal aid and advice funding.

Welfare reform - what can councils do?

- **Discretionary payments – use where needed.**
- **Talk to landlords – will they drop rents?**
- **Work with other council services to identify those most vulnerable.**
- **Intentionality decisions – people whose benefit is cut have not deliberately failed to pay the rent.**

www.nhas.org.uk

Welfare reform - what can councils do?

*“As a matter of common sense, it cannot be reasonable for a person to continue to occupy accommodation when they can no longer discharge their financial obligations in relation to that accommodation, i.e., pay the rent and make mortgage repayments, without **so straining their resources as to deprive themselves of the ordinary necessities of life, such as food, clothing, heat, transport and so forth.**” (Mr Justice Kennedy in *R v Hillingdon BC ex parte Tinn* (1988) 20 HLR 305, QBD)*

*“The purpose of [the Act] is to house the homeless. Admittedly, it is not part of that purpose to house those whose homelessness has been brought upon them by their own fault. But equally it is no part of it to refuse housing to those whose homelessness has been brought on them without fault on their part, for example, by disability, sickness, poverty or **even a simple inability to make ends meet.**” (Lord Justice Nourse in *R v LB Wandsworth ex parte Hawthorne* (1994) 27 HLR 59, CA)*

All roads lead to the private rented sector

- Don't force people into the PRS: make it better.



Community insights

- **Launches April 6th**
- **Community engagement tool**
- **Free to local authorities**



“Wealthy Achievers”



“Moderate Means”

Until there's a home for everyone

Thank you

Matt Sanders

e: matt_sanders@shelter.org.uk

t: 0344 515 1180

Shelter

Thursday, 17 February 2011