

Homelessness Strategy 2018 – 2023

Evidence Base

Set out below are a series of tables and associated information which reflect the demands for social housing and approaches for housing advice from those in need in the Borough which highlight the severity of homelessness in the Borough.

A separate table shows that around 50% of households who we have assisted into temporary accommodation have been placed outside the Borough.

Despite continuing to build more affordable housing than any other Local Authority on a consistent basis and adopting a pro-active approach to prevention these statistics have remained consistent and therefore inform how we have developed our Homelessness & Rough Sleeping Strategy.

All tables contain the most recently published figures available.

A full Housing Evidence Base, which covers other areas such as supply, stock condition and tenure breakdown etc. was produced as part of the development of the 2016 – 21 Housing Strategy can be viewed here:

https://www.towerhamlets.gov.uk/lgnl/housing/housing_statements_and_strategy/housing_statements_and_strategy.aspx

The same page also has links to the Council's Allocations Scheme, the current Homelessness Statement and other related documents.

The 2016 Housing Strategy evidence base is in the process of being updated.

1. Overall demand for social housing from the Common Housing Register

Band	Apr 2018	May 2018	Jun 2018	Jul 2018
BAND 1	1,804	1,808	1,837	1,846
BAND 2	9,120	9,120	9,218	9,270
BAND 3	7,884	7,877	7,913	7,953
no banding	-	-	-	-
TOTAL	18,808	18,805	18,968	19,069

Rehousing List	Apr 2018	May 2018	Jun 2018	Jul 2018
HPERM	1,906	1,876	1,862	1852
SHR	8,634	8,681	8,860	8937
TRANSFER	8,268	8,248	8,246	8280
Total	18,808	18,805	18,968	19,069

Ethnicity	Apr 2018	May 2018	Jun 2018	Jul 2018
Asian	11,455	11,461	11,583	11643
Black	2,013	2,017	2,026	2033
Dual	386	386	391	395
White	3,700	3,678	3,700	3,714
Other	927	927	925	937
No record	327	336	343	347
Total	18,808	18,805	18,968	19,069

Beds Req'd	Apr 2018	May 2018	Jun 2018	Jul 2018
1bed	7,580	7,579	7,660	7,679
2bed	4,447	4,445	4,478	4,511
3bed	5,176	5,173	5,224	5,275
4bed	1,440	1,443	1,436	1,434
5bed +	165	165	170	170
Total	18,808	18,805	18,968	19,069

2 - Banding in detail broken down by priority group:

Banding		%
1A_DECANT	62	0.3 %
Decants		

Appendix C LBTH Homelessness and Rough Sleeping Strategy – Evidence Base

1A_EMERGE Emergencies	20	0.1 %
1A_MEDICAL Ground floor priority - medical	276	1.4 %
1A_UNDROCC Under occupiers or downsizing	1,002	5.3 %
1A_DECANT Decants	31	0.2 %
1A_PRIOMED Priority medical	303	1.6 %
1B_PRIOSGL Priority Single	44	0.2 %
1B_PRIOSOC Priority social	45	0.2 %
1B_PRIOTRG Priority target groups	63	0.3 %
2A_OVERCRWD Overcrowded applicants	7,410	38.9 %
2A_PRIOHLSS Priority homeless	1,642	8.6 %
2B_MEDICAL Transfers	1	0.0 %
2B_OVERCRWD Applicants who are not overcrowded	64	0.3 %
1B_PRIOHL Priority Single	153	0.8 %
3_CHRTRANS Priority social	2,728	14.3 %
3_SHRADHQS Priority target groups	5,225	27.4 %
Total		

19,069

3 - Lettings of social housing in the borough – Includes Council Housing and Housing association lets:

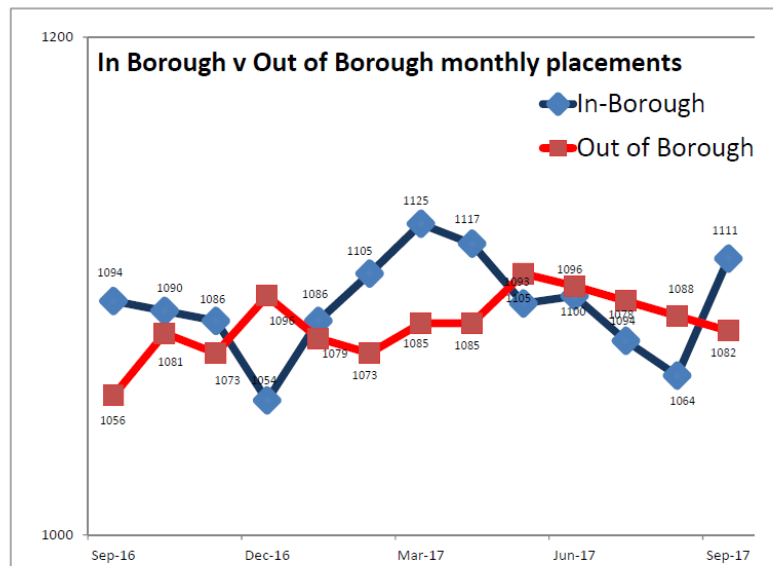
	12/13	13/14	14/15	15/16	16/17	17/18
Total Overcrowded Tenants	530	346	365	402	280	357
Overcrowded Council Tenants	232	140	137	144	107	109
Overcrowded waiting list	895	543	584	732	496	540
Total Underoccupiers	137	175	139	129	95	68
Council Underoccupiers	46	57	47	49	36	28
Homeless Lets	408	336	277	470	324	378
SHR	1,194	882	922	1,036	788	783
TRANSFER	833	689	674	701	490	519

4. - Temporary Accommodation – Location of Households temporarily housed with a duty by LB Tower Hamlets.

Date	Placing Borough	Receiving (Host) Borough	Total no of households accommodated by LBTH in TA in Receiving Borough	Of the Total: B&B Nightly	Of the Total: Nightly Lets (not hotels)	Of the Total: PLAs	Of the Total: NSTs & ASTs
30/06/2018	LBTH	Barking & Dagenham	92		21	71	
30/06/2018	LBTH	Barnet	13		12	1	
30/06/2018	LBTH	Bexley	20		17	3	
30/06/2018	LBTH	Brent	9		8	1	
30/06/2018	LBTH	Bromley	8		6	2	
30/06/2018	LBTH	Broxbourne	1		1		
30/06/2018	LBTH	City	1		1		
30/06/2018	LBTH	Croydon	41		35	6	
30/06/2018	LBTH	Dacorum	1	1			
30/06/2018	LBTH	Dartford	1			1	
30/06/2018	LBTH	Ealing	12		3	9	
30/06/2018	LBTH	Enfield	93		91	2	
30/06/2018	LBTH	Epping Foprest	1		1		
30/06/2018	LBTH	Gravesham	2			2	
30/06/2018	LBTH	Greenwich	31		27	4	
30/06/2018	LBTH	Hackney	106	42	25	39	
30/06/2018	LBTH	Haringey	17		15	2	
30/06/2018	LBTH	Harrow	6		5	1	
30/06/2018	LBTH	Havering	3			3	
30/06/2018	LBTH	Hillingdon	4		4		
30/06/2018	LBTH	Hounslow	2		2		
30/06/2018	LBTH	Islington	2		2		
30/06/2018	LBTH	Lambeth	18		17	1	
30/06/2018	LBTH	Leicester	1			1	
30/06/2018	LBTH	Lewisham	41	19	21	1	
30/06/2018	LBTH	Medway	57			57	
30/06/2018	LBTH	Merton	72		1	71	
30/06/2018	LBTH	Newham	304	30	157	117	
30/06/2018	LBTH	Redbridge	136	47	27	62	
30/06/2018	LBTH	southwark	10		6	4	
30/06/2018	LBTH	Sutton	3		3		
30/06/2018	LBTH	Thanet	1			1	
30/06/2018	LBTH	Thurrock	3			3	
30/06/2018	LBTH	Tower Hamlets	1161	41		518	602
30/06/2018	LBTH	Waltham Forest	75	11	30	34	
30/06/2018	LBTH	Wandsworth	3		1	2	
30/06/2018	LBTH	Westminster	5		3	2	
30/06/2018	LBTH	Grand Total	2356	191	542	1021	602

5. - Comparison of placements, in and out of the Borough

Month	In-Borough	Out of Borough
Sep-16	1094	1056
Oct-16	1090	1081
Nov-16	1086	1073
Dec-16	1054	1096
Jan-17	1086	1079
Feb-17	1105	1073
Mar-17	1125	1085
Apr-17	1117	1085
May-17	1093	1105
Jun-17	1096	1100
Jul-17	1078	1094
Aug-17	1064	1088
Sep-17	1111	1082

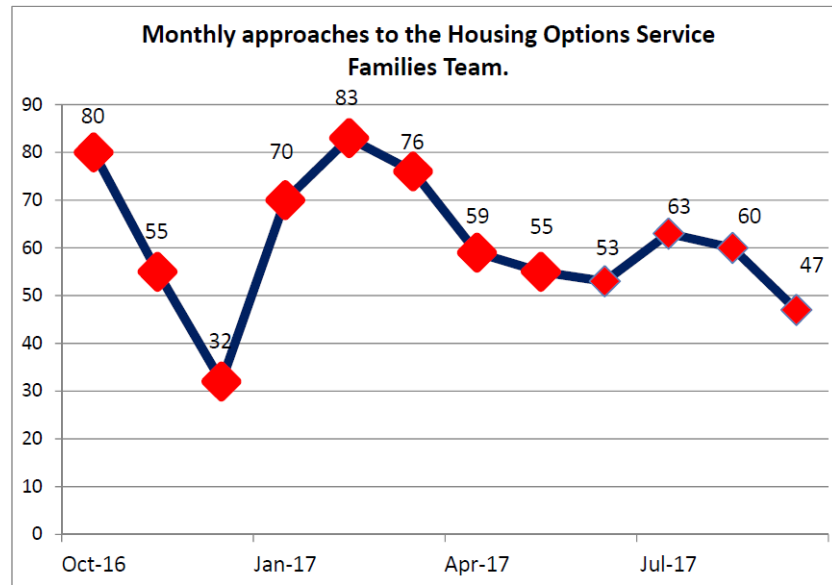


This chart represents our monthly figures of clients who have been placed in Temporary Accommodation both In-Borough and Out of Borough

Please note that this is a snapshot of the monthly cases in Temporary accommodation and not the total number that are housed monthly

6 - Monthly approaches to the Housing Options Family Team

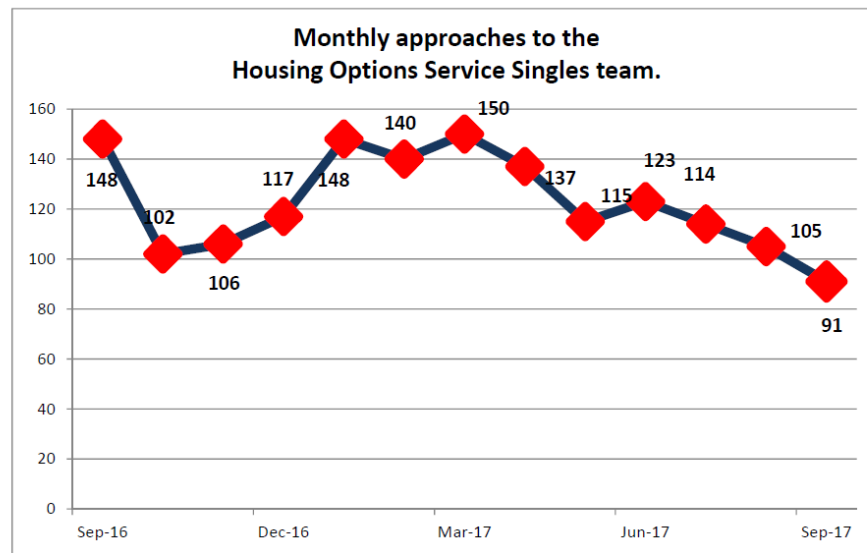
Month	No.
Oct-16	80
Nov-16	55
Dec-16	32
Jan-17	70
Feb-17	83
Mar-17	76
Apr-17	59
May-17	55
Jun-17	53
Jul-17	63
Aug-17	60
Sep-17	47



The Housing Options Families team see clients who have or are expecting children and who are at risk of being made homeless. This graph represents the approaches made monthly.

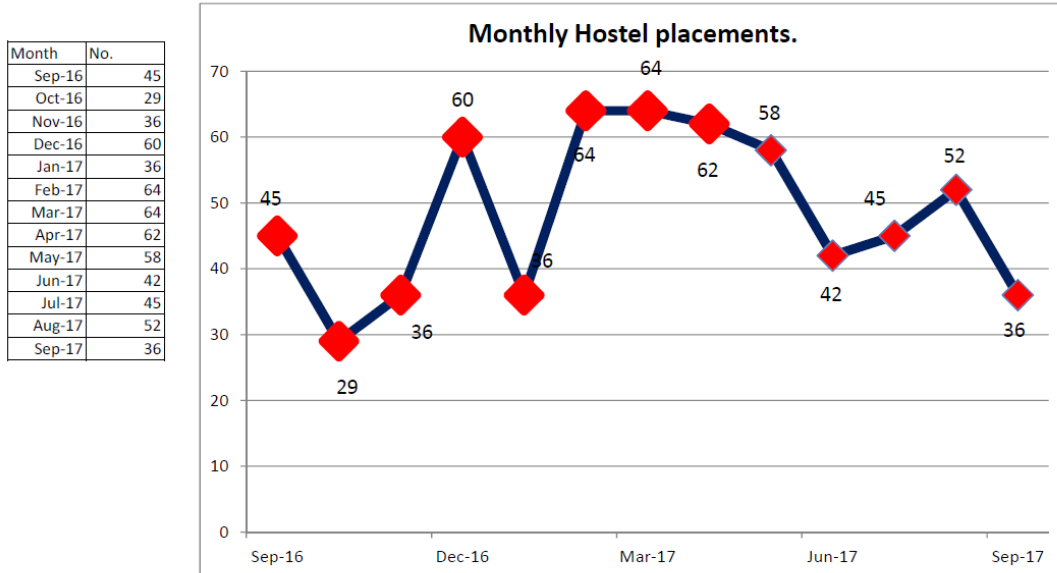
7 - Monthly approaches to the Housing Options Singles Team

Month	No.
Sep-16	148
Oct-16	102
Nov-16	106
Dec-16	117
Jan-17	148
Feb-17	140
Mar-17	150
Apr-17	137
May-17	115
Jun-17	123
Jul-17	114
Aug-17	105
Sep-17	91



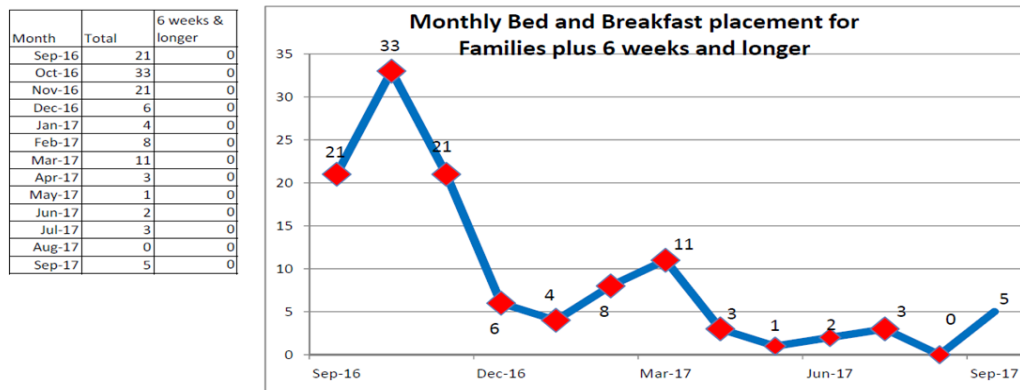
HOST (Housing Options Support Team) see single people or couples without dependants. They make all possible efforts to prevent homelessness through advice and appropriate assistance including joint working with other stakeholders. This graph represents the monthly approaches made to the Housing Options Service Singles Team (HOST)

8 - Hostel placements by month



This graph represents the monthly Hostel placements made by the Housing Options Service

9 - Bed and Breakfast placements by month –Family applicants

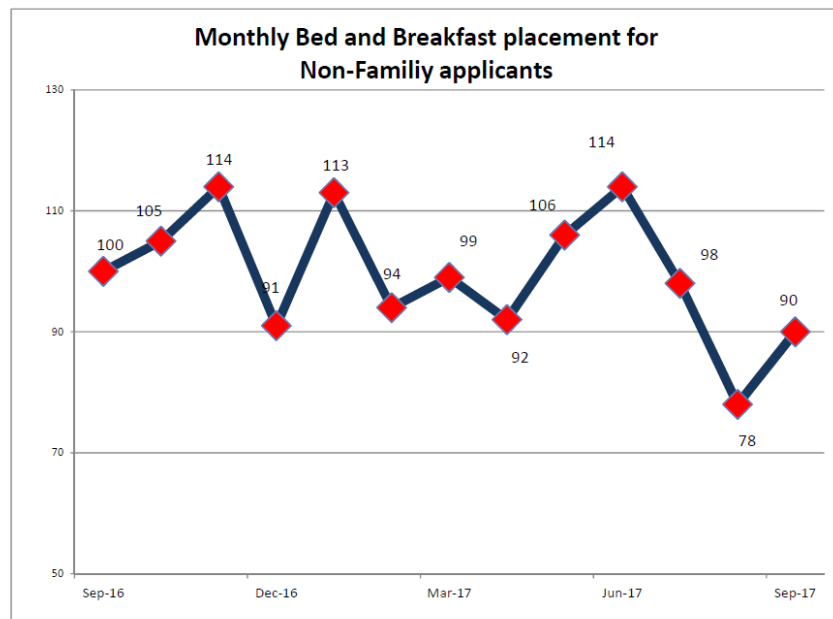


This chart represents Families housed in B&B temporary accommodation on a monthly basis. Also showing the Families who have been in B&B temporary accommodation for longer than 6 weeks

Please note that this is a snapshot of the monthly cases in B&B accommodation and not the total number that are housed monthly

10 - Bed and Breakfast placements by month – Non Family applicants

Month	No.
Sep-16	100
Oct-16	105
Nov-16	114
Dec-16	91
Jan-17	113
Feb-17	94
Mar-17	99
Apr-17	92
May-17	106
Jun-17	114
Jul-17	98
Aug-17	78
Sep-17	90



This chart represents our non-family clients housed in B&B temporary accommodation on a monthly basis.