Accommodation Concern

Designing and delivering projects which tackle poverty, hardship, need and distress in the Kettering Borough.
Who, Where, What, How

- Home grown – people in this room to meet local need
- Registered Charity-1146257
- Company Ltd by Guarantee 07945758
- Established in Kettering 1987
- Based in Kettering Town Centre
- Best known for work with homeless/housing need
- Tenancy Support and Housing Advice to all tenures
- Rough Sleepers Street Outreach Service- 40 a year
- Over 160 households on support schemes per year
- Walk in advice – minimum of 700 households a year
- Preventing homelessness for over 1800 Kettering borough residents a year
Threatened with homelessness

- Largest group of service users – rent and mortgage arrears, debts, relationship breakdowns, redundancy, parental disputes, health issues and more

**PAST**
Assess & rehouse, mediate with parents if a young person

**PRESENT**
Assess, Mediate, Outcomes focused Tenancy Support, represent in court, re-house (last resort)

**FUTURE**
All of the above plus peer mentoring, increased use of skilled volunteers and agreeing a one month protocol
Supply of affordable homes to meet local need

- Service users subject to spare room subsidy, also those in larger homes where circumstances have changed. Affordability is a huge issue.

PAST
First Bond Scheme Nationally, NRDF founder members.

PRESENT
Budgeting and assistance to afford in the short term, looking for better accommodation in the long term.

FUTURE
Leasing 3 bed properties from KBC/others to let to three individuals with support from us
Private Landlords

• Standards are getting better – but some resistant
• Extremely expensive to access in the first place – lending people in debt more money is not the answer. Typical upfront fees of £1500 for 3 bed. Not at all secure.

PAST
Engage landlords, house people so softer challenge

PRESENT
Engage, standards, HHSRS Assessments, harder challenges across all tenures

FUTURE
All of the above, social lettings agencies, private sector tenants association?
Council Housing

Still the tenure of choice for the majority of our service users, affordability, repairs, security of tenure

**PAST**
Supported and advised council tenants

**PRESENT**
Support and advise council tenants, represent in court, mediate, assist with keyways, revenue collection

**FUTURE**
All of the above plus help and support to move on from council housing, forward planning
Support for vulnerable people

Majority of service users are vulnerable people. Frail elderly, young people, ex offenders, disability

PAST
We have delivered across all tenures since 2005

PRESENT
• Over 160 households per year in Kettering alone
• Currently 115 on – 33 Council secure tenants (others introductory)
• Street Outreach Service – keeping up with demand

FUTURE
• Part of Kettering Together – collaborative, knowledge of Kettering residents, skills with vulnerable people
Housing and Support for older people

**PAST**
Very few older service users

**PRESENT**
• Increasing numbers of service users over 60
• Mobility and health issues
• We assist with sourcing aids and adaptations, mobility, support, keeping people in their homes for longer
• Keeping independence

**FUTURE**
• All of the above, intergenerational projects
The Challenges Ahead

• Continue to meet the rising demand for all projects – like KBC, now over 1000 contacts a month
• Saturday/Evening opening? Funding
• Sustainable funding, stronger partnerships
• Balancing the needs of vulnerable service users with available services and accessible stock/stock levels
• Need to access more homes with less housing
• Private rented sector is not accessible to all and retaliatory notice is at an all time high
• Lack of a secure home erodes fabric of the community