

# 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, inter generational 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