

NORTH WEST LEICESTERSHIRE HOUSING STRATEGY REVIEW 2010

Housing Related Key Challenges Document

Introduction

This paper has been prepared to inform the development of a revised strategic direction for housing activity in North West Leicestershire.

The development of the strategy comes at a time of unprecedented change. A new government has ambitions to:

- reduce the national deficit through significant cuts in spending, particularly in housing where a reduction of around 70% is planned, and through plans for public sector reform
- grow and rebalance the economy between regions, the public and private sector
- improve health outcomes, and
- empower individuals and communities to contribute more to society, to take control of the services they receive and the choices they make, and to hold people and organisations to account

Strong local leadership and effective partnership working with other organisations, and the public, will be needed to identify local priorities and to make the best use of all available resources to respond to these.

This document will inform decisions about where resources are spent on housing activity in the future. It is important therefore that we have a full picture of the issues and existing actions that already exist to respond to these.

Please take the time to read through this document, you are invited to provide your feedback on the attached survey response form which is accessible on the link below or send your feedback either by post or e-mail. Alternatively if you are a partner organisation and you will be attending the forthcoming workshops on 3rd and 11th Feb 2011 you can bring your comments and ideas to the workshops.

Please send responses to;

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Alternatively provide feedback on survey response form;

<http://www.surveymonkey.com/s/WDWMT5X>

We are particular interested in hearing your thoughts on the following;

1. Do you think there are any challenges we have missed?
2. Do you think that some of the issues or challenges we have mentioned here are more important than others?
3. Do you have any suggestions on how we might begin to address some of the issues and challenges?
4. Do you have any suggestions on what you think the priorities for action should be for the North West Leicestershire Housing Strategy?
5. Would you like to make any general comments?

Overview of the district

North West Leicestershire (NWL) is mostly rural with several large settlements, the largest of which are Coalville, Ashby de la Zouch and Castle Donington. North West Leicestershire has settlements with varying characteristics, with a fairly distinctive division of wealth – Ashby de la Zouch attracts wealthier households, while Coalville houses more blue-collar households. The largest industry in the area is manufacturing followed by wholesale and retail (this is similar to the economic profile of the region)

The population of the district is 90,600 (2010) and is set to rise to 100,500 by 2019. Between 50% and 80% of the population live in rural areas. The ethnic make up of the district is predominately White British 98.78% (2001). There are some migrant populations spread across the district, for example the Polish community in Measham.

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Key Issues	Challenges
<p>1. There is a limited choice of housing available to people in North West Leicestershire</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • Detached housing is the most common property type in the district, although there are concentrations of terraced houses in Coalville and semi detached houses are common in the urban settlements. • There are particular unmet needs for affordable rented family housing, suitable accommodation for older people (older people are under-occupying larger and family homes but there is little suitable and smaller alternative accommodation) and housing for vulnerable people with support needs. • In general terms more 2 bed bungalows and houses, 3 bed houses, 1 and 2 bed apartments and 4+ bed houses are needed • The government's proposal for the local housing allowance shared room rate to be set at 35 years of age in 2013, rather than 25, may present a greater need for shared accommodation: there is a limited amount of shared accommodation in the district. • It is becoming more difficult for those who want to buy a home to get a mortgage due to lending restrictions. • People who want to sell their home cannot, and house prices have dropped leaving people in negative equity. In 2007 there were a total of 2023 house sales; by 2009 the total number of sales in NWL was nearly half the level of 2007 sales. Average house prices have also been affected: in 2007 the average price was £176,897; the average price in 2009 was £160,784. • The Leicestershire, Leicester and Rutland Gypsy & Traveller Needs Assessment (2007) identified a need in NWL for an additional 32 residential pitches, up to 20 transit and 8 pitches for travelling show people. During 2011-16 a need was identified for a further 11 residential pitches and 2 for show people. Since the assessment no additional pitches have been provided. <p><i>Housing supply</i></p> <ul style="list-style-type: none"> • Over the last 3 years the overall number of houses built including affordable housing has been. 2007/08 -364 including 46 affordable homes (13% of total delivered). 2008/09 -241 including 18 affordable homes (8%of total delivered). 2009/10 - 241 including 89 affordable homes (37% of total delivered) • 2010/11 expected delivery -204 including 63 affordable homes (30% of total to be delivered) • Developers are building fewer homes as households simply cannot afford to purchase them, despite house prices falling. • The government has pledged to reduce the regulatory burden for house builders making it easier to build. Local standards are expected to be developed. The Council has recently introduced a design initiative called 'Our Place'. Using the principles of urban design it aims to create buildings and spaces that enhance the character of the District, look good, work well, are environmentally sensitive and promise to stand the test of time. However, the requirements of the design initiative are proving challenging for some developers leading to delays in the planning process.

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- The issue of housing growth, both in terms of numbers and location to meet future needs, including the amount and type of affordable housing, are matters which will need to be addressed in the Core Strategy. There is currently no timetable for progressing the Core Strategy because of the recent Government announcement that it intends to abolish regional housing targets for new supply.
- Once regional housing supply targets are abolished, Local authorities will have to establish their own targets with support from their communities. Whilst this may present opportunities, it is also possible that local communities will object to new housing supply, and particularly to the provision of new pitches for the Gypsy and Traveller community. There will be the need for a strong evidence base for the new housing targets that replace the regional targets. A Leicestershire-wide study will establish new targets and we will consider the outcome of this in delivering our strategy.
- The government has introduced an incentive for communities to support new house building. The New Homes Bonus will be provided for every new home for six years after it has been built, based on council tax.
- Our Affordable Housing Supplementary Planning Document requires a choice of homes in new developments. While it is recognised that smaller properties are required to meet the housing requirements of the growing number of smaller households, the Council will also seek to provide properties that not only meet current needs but offer flexibility in the future should household composition change.
- New housing development is restricted by the River Mease in respect of water quality. Parts of the surrounding area are designated as a special area of conservation. The District Council is working with the Environment Agency and Natural England to resolve this issue, including commissioning a study to identify possible solutions. Until this matter is resolved the scope for new housing, including affordable housing, in the catchment, which includes Ashby de la Zouch (the second largest town in the district) and Measham, is extremely limited.
- Government proposals suggest that housing providers will be able to offer tenants new intermediate rental tenancies, at rent levels between current market and social rents around, up to a maximum of 80% of market rents. The Council and partners will need to consider the impact of this new Affordable Rent regime on the supply of homes and meeting local housing need (at present it is not clear how affordable rent will be calculated). Different local housing markets across the district have different rent levels. It is anticipated that rent levels will be calculated on a site by site basis. Proposals suggest that housing providers will not receive funding for new homes unless they charge affordable rents.
- A key council priority is the revitalisation of Coalville Town Centre, described in the Core Strategy. This is intended to attract new retailers to the town and improve public space. The provision of a significant amount of new housing in the Coalville area, including the potential Sustainable Urban Extension, will be a key component in providing a commercially viable centre

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<p>2. There is a lack of affordable housing and it will be increasingly difficult to meet the need for this.</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • The most recent 'Place' survey of residents in NWL found that out of a total of 21 indicators, affordable decent housing is the fourth most important factor in making somewhere a good place to live. • The Leicester & Leicestershire Strategic Housing Market Assessment 2007/08 identified a need per annum for 355 affordable homes across the District. Most of these (280) should be for social rent whilst the remaining 75 homes should be provided as low cost home ownership or intermediate rented. Between 35 and 45 properties per year should be provided in rural areas. • Prior to the review of the housing register in December 2010 there were 997 households on the Council's Housing Register. East Midlands Housing Association (EMHA), the second largest provider of social housing in the district after the Council, currently has approximately 900 on their waiting list • The Council currently owns 4,494 properties to rent but on average only 350 are re-let each year. • There are 1,830 social housing units owned by housing associations including intermediate rents and shared ownership properties. This is a very low proportion of the overall housing stock when compared with the national picture ie, there are fewer affordable homes compared to other areas. • Proposals to reduce housing benefit and local housing allowance by 10% for those who have been receiving JSA for one year and other proposed changes are likely to increase the demands on social housing in the future. <p><i>Supply</i></p> <ul style="list-style-type: none"> • NWLDC requires that any new housing developments over 15 homes must contribute a proportion (30% in Coalville, Whitwick, Thringstone, Hugglescote and Bardon, and 40% elsewhere) of new affordable homes. This requirement is described in our Affordable Housing Supplementary (SPD) Planning Document. Developed in October 2007 this has recently been redrafted based on a viability assessment which suggests that we should require 20% affordable homes in Coalville and Ibstock and 30% elsewhere, with the proposed thresholds (15 in Coalville, Ashby and Castle Donington and 5 elsewhere. There may be individual sites where this may not be the case: the Council will require a viability assessment which will then be subject to an independent validation. The SPD is currently out to consultation. and it is proposed for adoption on 18 January 2011 • The Leicestershire & Rutland Rural Housing Enabler is supported financially by Leicestershire rural LA's, Leicestershire County Council and 3 housing associations working across the County. Officers from the funding authorities steer and monitor the work of the Enabler through a Steering Group. Expected rural delivery for 2010-11 is 38 properties and a further 38 in 2011-12. There is a significant requirement to increase the provision of affordable rural housing in North West Leicestershire. • The national capital budget for affordable housing has been reduced to £4.4bn over the next four years, from £8.4bn over the previous three years. Funding will also only be available for homes developed for affordable rent (higher rent than social rent). Less new affordable homes are expected to be built overall.

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	<ul style="list-style-type: none"> All future bids for HCA funding will need to be based upon local investment plan (LIP) priorities. Settlements with populations under 3,000, where a housing need has been identified, have been highlighted as priority areas within NWLDC's LIP submission. The LIP for the Leicestershire area is not complete. In January 2011 the HCA will invite housing providers and developers to submit expressions of interest to develop new homes over the next 4 years.
<p>3. The private housing sector, particularly the private rented sector, will need to contribute more to meeting demand for affordable and good quality homes</p>	<p><i>Issues of supply overall</i></p> <ul style="list-style-type: none"> The private housing sector makes up 85% of housing in NWL, which although higher than the proportion of stock in this sector in England as a whole (82%) masks a smaller proportion of private rented homes – 7% compared to 11%. There are between 2,830 and 3,050 private rented homes (estimated in the 2008 stock condition survey and based on an exercise presented in the 2008 Rugg report respectively using the council tax database). There are 15 Licensed Houses in Multiple Occupation (HMO) within NWL, mainly in the Kegworth Area associated with the Nottingham University, Sutton Bonnington Campus. At 1st December 2010 there were 1,355 empty properties. Of these 918 are exempt from the Empty Property legislation for a number of reasons, leaving 437 as long term empties which could be subject to enforcement action by the Council. Properties that would have sold in a stable market have failed to sell due to the lack of first time buyers, lack of mortgage availability, negative equity and the reluctance of venders to sell properties at the “true market value”. This has resulted in the housing market stalling. Between April and December 2010, 106 vulnerable persons/families have been housed in the private rented sector through the Available Properties website and a service offered by the private Sector Housing Team. During 2009/10 the council assisted around 160 households to secure a home with a private landlord. If rents no longer fall within local housing allowance (LHA) limits or if LHA payments are reduced this may affect our ability to access privately rented accommodation. An increase in homelessness, particularly among single people and households living in the private sector, may result. <p><i>In relation to condition and management issues:</i></p> <ul style="list-style-type: none"> The 2008 Private Sector house condition survey estimated that 10,900 dwellings in NWL (32.5% of the stock) are non decent. This is higher than the % recorded for non-decent homes in England (27.1%). The majority of dwellings are non decent because of Category 1 Hazards (22.3% of the stock). Thermal comfort is the second most failed criterion (15.4% of the stock). 8.3% of the stock fails the disrepair criterion and only 0.8% because of lacking modern facilities and amenities. The survey identified that 2,470 vulnerable households lived in non-decent homes. This is estimated to have reduced by work undertaken by the council's private sector housing team with East Midlands Regional Assembly (EMRA) funding.

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	<ul style="list-style-type: none"> • In NWL non-decent dwellings are mostly associated with pre-1919 properties in the private rented sector, converted flats and small terraced houses. There are also associations with owner occupiers on the lowest incomes and those in receipt of benefit. Non decency is also associated with heads of households aged 16-24, 50-59 and 75-84. <p><i>Capacity</i></p> <ul style="list-style-type: none"> • There is an Empty Property Strategy, approved in 2008, for the area. The strategy has a wide range of incentives and sanctions to ensure that long term empty properties are returned to use, including advice regarding selling or renting the property, and offering to carry out a Housing Health and Safety Rating System (HHSRS) inspection to determine what works, if any are needed to be done to make the property decent. A policy and procedure for Enforced Sales has been drafted which has to be approved by members. • Empty Property Grants have been offered on long term empty property as incentives to owners to return the house to occupation. Funding for these grants was limited but they encouraged owners to make contact with the Council. There was a significant drop in the number of owners contacting the Council when funding for the grants ran out. • The Compulsory Purchase of long term empty properties has not been implemented until the issue of liability during acquisition and disposal of the property is resolved • Properties that have been empty for more than 12 months and returned to use will be eligible for the New Homes Bonus. This is a potential source of income to local authorities. The current empty property strategy and policy will need to be reviewed to account for the New Homes Bonus scheme. • The Council has targeted improvements in the private sector following the house condition survey. It introduced targeted area working for the grant monies provided by the East Midlands Regional Assembly in the form of the Decent Homes Intervention Programme (DHIP) Landlord Grants and Empty Property Grants. The Council achieved the Decent Homes target of 70% decent homes lived in by vulnerable people by October 2010 and has continued to improve the standard towards the 75% target: it is estimated that this number has been reduced by 220. • The quality of housing may deteriorate as a result of reductions in capital to invest in improvements to homes in the private sector; in the past funding has been secured from a regional pot but the future of this is uncertain. • It is likely that there will be fewer homes available in the private rented sector, resulting from the increase in capital gains tax and changes to local housing allowance (LHA). The number of landlords who are prepared to let homes to customers in receipt of benefits is a particular concern and welfare reform proposals such as the introduction of a Universal Credit may exacerbate the issue: it's unclear how direct payments to landlords for rent would be made under this arrangement. • Issues of management of the private rented sector are dealt with through the Landlords Forum. The agenda is provided by landlords with additional information provided by Environmental Health.

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<p>4. There is an expectation that carbon reduction targets will be met but this will be through different mechanisms</p>	<ul style="list-style-type: none"> • From April to November 2010, 175 Warm Front grants were given to people in the district, this amounted to £207, 291 worth of work. In the previous year from April to March 2009/10, 212 Warm Front grants were given to people in the district this amounted to £369,266 worth of work. Government proposals include a reduction in funding for the fuel poverty grant Warm Front which is likely to impact on low income and vulnerable households. The current waiting list for this grant has been closed due to overwhelming demand. • Fuel poverty statistics (2006) estimate that the incidence rate in the district is 12.4%. This is likely to be higher now due to an increase in fuel prices, a rise in unemployment and an increase in the number of households on benefit. <p><i>Supply</i></p> <ul style="list-style-type: none"> • The Council's Green Footprint Challenge aims to change the way we think about our local environment. Its intention is to encourage and challenges residents, businesses and community groups to take action to reduce their carbon footprint and improve opportunities for wildlife. Encouraging sustainable urban design also forms part of the 'Green Footprints Challenge'. • The Government has recently removed the HCA building standards. In the future local authorities will be required to develop their own 'Local Standards Framework' for affordable homes built after March 2012. The development industry and councils will be required to develop ideas, with Government help, to ensure the framework proposed meets the needs of local communities, and don't impose unrealistic burdens on developers. The new local framework will be implemented through the National Planning Policy Framework, which will be introduced by April 2012. It may be worth considering whether the standards could be developed on a cross- authority basis. • The Government's Green Bill has shifted the focus of investment in meeting carbon reduction targets to spending that can be provided by the private sector, for example it has proposed new obligations for energy suppliers and landlords to improve the energy efficiency of existing homes that are hard to heat, are home to vulnerable people and where tenants request improvements, and the government has committed to investment in renewables. • The Leicester and Leicestershire Enterprise Partnership is aiming to achieve a low carbon economy 'where homes and jobs are aligned'. It is expected that this will be enabled through plans for housing and infrastructure but the detail is still in development.
<p>5. Action is needed to improve the quality of council owned housing in the district</p>	<p><i>Need</i></p> <ul style="list-style-type: none"> • At present 55.1% of the Council's housing stock is non-decent: the Council target of 45% non-decent is unlikely to be achieved in 2010/11 and continued under investment means that non-decency levels will rise year on year. To just achieve a minimum standard of decency £10.1million needs to be invested in our Council homes in 2010-11. • Following the decision of tenants in 2008 not to support the proposed stock transfer, the Council consulted extensively with tenants and have subsequently been spending our limited improvement funding through a locally agreed improvement works prioritisation policy. The recently announced Decent Homes Backlog funding process has provided a welcome opportunity for us to bid for additional resources to address non decency. Our recently submitted bid for £20.8 million will, if approved, allow the Council to ensure that 90% of our tenants

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	<p>homes meet the Decency standard by the end of 2014/15. We plan to address the remaining 10% of non decent homes using funding released through the HRA reform process, although this cannot be confirmed until the details HRA Reform guidance is published (expected January 2011).</p> <ul style="list-style-type: none"> • EMHA the second largest provider of social housing in the district after the Council currently manages 1297 properties in NWL at the current time. This includes leasehold and shared ownership properties, 100% of stock meets the Decent Homes Standard <p><i>Capacity</i></p> <ul style="list-style-type: none"> • The government is reforming the system by which the Council receives income to manage its housing – the Housing Revenue Account-(HRA) or council housing finance system. Although the Council will be able to retain rental income to invest in homes, receipts from Right to Buy sales will continue to go to the government until 2015. New arrangements are expected to be introduced in April 2012 subject to parliamentary approval of the Localism Bill. • Social housing regulation has been reviewed and will change: the current regulator, the TSA, will be abolished. Tenants are expected to play a greater role in holding housing providers to account, for example through tenant scrutiny panels. The Council in its strategic role, elected members and MPs will also play a greater role in regulating the quality of social housing standards and services. This will apply to the Council's own housing and other housing providers

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<p>6. It is likely that household income will reduce as a result of the economic downturn, government spending plans and public sector reform: this will impact on housing circumstances.</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • The proportion of residents employed in lower skilled occupations is high (38%) in NWL: higher than the national average • Overall the percentage of people with no qualifications is high and above the national average. The skills gap creates a situation where many local people are unable to take advantage of higher salaries • The average weekly wage £483.40, (about the national average, 2009) • In NWL the number of people unemployed for more than six months (May 2010) has been increasing steadily since October 2008 and now represents 38% of the total unemployment figures. • Across North West Leicestershire the unemployment rate has risen by 2% since 2008 to 3.3% of the population. Rates peaked at 3.5% in April 2009, but it has been falling for the past five months. The number of Job Seeker Allowance claimants has tended to be higher in NWL, as a % of the total population, than other districts in the County during 09/10. • Unemployment may rise as public spending is reduced. This can result in people being unable to pay their rent or mortgage; or pay their bills. Eviction and repossession often leads to homelessness. • During 2009/10 the Council's Housing Advice team prevented 407 cases of homelessness, an increase from 289 in the year. The economic downturn has seen an increase in the demand for housing advice services. The 3 most common enquiries dealt with came from; <ul style="list-style-type: none"> • young people who would like to find their own place or have been asked to leave their current home; • victims of domestic abuse, and • households who have been asked to move out because their assured short-hold tenancy is due to end.

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	<ul style="list-style-type: none"> • In 2013 reforms to the housing benefit and local housing allowance system will be made. A cap on benefits of around £500 a week for couple and lone parent households and £350 a week for single adult households will be introduced, housing benefit will be cut by 10 per cent for those who have received jobseekers allowance for more than a year, households under-occupying homes also face a reduced housing benefit. Households under the age of 35 will only be eligible for a shared room allowance (the current age limit is 25) <p><i>Access to housing</i></p> <ul style="list-style-type: none"> • The Council is currently introducing a choice based lettings system in partnership with the 6 other district authorities across Leicestershire to enable improved access to housing. This will be important as people's housing needs are changing. A common allocations policy underpins the new sub-regional scheme making it less confusing for home seekers. • The government has proposed that local authorities will have a new duty to publish a strategic tenancy policy setting out the broad objectives to be taken into consideration by individual social landlords when allocating homes. This could present us with an opportunity to take a strategic approach around the use of new and existing homes in partnership with other Leicestershire local authorities and housing providers. • The Government has introduced new arrangements to enable a sustainable and resilient economy to grow. Local enterprise partnerships (LEPs) have been introduced, replacing the economic growth role of regional development agencies. The Leicester and Leicestershire EP is one of only 24 partnerships to have been given the go-ahead by the government in October 2010. The LLEP plans to provide 'strategic leadership' to housing, planning and infrastructure, and enabling rural affordable housing development, but other activities have the potential for alignment with housing related services, for example action to address economic and financial inclusion, which in turn will support households to contribute and benefit from economic growth.
<p>7. There is an increasingly older population, and people are living longer but not necessarily with healthier lives.</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • In 2008 there were an estimated 15,100 people age 65 and over. This is projected to rise to 23,700 by 2025, an increase of 57%. Increased life expectancy does not always mean extra years in good health. • As people get older their housing needs change. Adaptations may be needed so people can stay in their home, or people may need to move to receive support and care. • Older people are under-occupying homes but there is little suitable alternative accommodation. <p><i>Supply</i></p> <ul style="list-style-type: none"> • How we afford to meet the housing needs of older people is a growing challenge. Extra care is very resource intensive, costly and only meets the need of a small number of people. Leicestershire County Council will soon be closing some/all of their residential homes and there is pressure on the districts to provide Extra Care Housing despite there being little evidence locally that this is what is required. Research suggests (Leicestershire Older Person's Housing Needs and Aspirations Study May 2010) that older people prefer to stay where they are and be supported to live in their own homes.

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<p>8. Housing has a contribution to make to improved health outcomes and reduced health inequalities but changes in funding may limit the potential</p>	<p><i>Issues</i></p> <p>Housing is a determinant of health</p> <ul style="list-style-type: none"> • Across the district there are higher than average levels of households which includes someone with special needs or health issues • The prevalence of mental health problems in North West Leicestershire between 2008 and 2025 is expected to rise. • There are 312 known people aged 19 and over in North West Leicestershire with learning disabilities, considerably fewer than the estimated number of 1,676 people. The majority of people with learning disabilities are aged between 20 and 29 years. • Alcohol misuse is a problem for almost 30,000 people. • North West Leicestershire has the highest under-18 conception rate in Leicestershire <p><i>Supply</i></p> <ul style="list-style-type: none"> • Reduced funding to improve affordable warmth, energy efficiency and decency has the potential to have a negative impact on health.. • Funding for housing support services (Supporting People) by Leicestershire County Council (LCC) has been reduced by 11.6%. This funding 'pot' is no longer ring-fenced and is subject to cuts in local government spending. Although the government has stated that it expects to see services to vulnerable people remain it expects local authorities to decide on their own priorities based on a local understanding of the issues. • North West Leicestershire has a variety of supported housing provision such as floating support for the elderly and people with learning disabilities and mental health problems, a purpose built scheme for people with profound learning disabilities which is due to be completed early 2011, a hostel for young homeless people under 25 and victims of domestic violence and their children and accommodation with support for people with physical disabilities. Funding cuts in revenue and capital funding is going to make meeting the needs of vulnerable people even more challenging. • Government spending for Disabled Facilities Grant (DFG) has been maintained although the levels at which these will be payable at is not clear and ring fencing has been removed. The reform to the Housing Revenue Account is proposed to include additional resources for disabled housing adaptations • The Government is to reform health and social care: new arrangements will include the abolition of Primary Care Trusts, the introduction of GP commissioning and a new public health duty for upper tier councils ie, Leicestershire County Council. A ring-fenced grant for public health activity will be provided although the amount is as yet unknown. There is potential for a greater alignment between health and housing plans and service delivery to achieve improved outcomes. • <p><i>Issue</i></p> <ul style="list-style-type: none"> • As of January 2010 there were 70 people on the Council's waiting list for Disabled Facilities Grant (DFG). (This does not include council tenants waiting for aids and adaptations). Some people have been waiting for over 2 years.

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<p>9. It is possible that homelessness may rise as a result of pressures on housing and household income</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • The number of people being accepted as statutory homeless in the district reduced from 2008/09 despite the recession and the rise in unemployment. This is largely due to the increase in preventative work that is being carried out by the council's housing advice team. • During 2009/10 the Council's dealt with 120 homelessness prevention cases. During the period April to October 09/10 57 cases had been dealt with. For the same period in 2010/11 77 cases of prevention cases were dealt with. • During April to October 2009/10 the Council had 251 face to face housing advice enquiries. For the same period 2010/11 this increased to 468. This total does not include enquiries handled over the phone. <p><i>Supply</i></p> <ul style="list-style-type: none"> • The government's homelessness grant is to remain at £100m a year but this is not ring fenced and the Council will need to decide what it can afford to spend on homelessness alongside other priorities. Homelessness grant is currently used solely to fund homelessness prevention and housing advice. • The District-wide Homelessness Strategy 2008-2013 has 3 broad priorities that partners are currently working to, namely: <ul style="list-style-type: none"> • Prevention through better provision of support for vulnerable households • Better temporary accommodation provisio: and • Improved customer service standards and joined up working • Sub-regionally, a "Move-on Plan" protocol has been developed with the intention that all support providers will prepare a move-on plan for residents ready to move onto semi-independent/independent living with the aim of preventing repeat homelessness for the most vulnerable. A Leicestershire-wide protocol for homeless 16/17 year olds has also been developed with social services following <i>Southwark</i> and a pre-emption protocol is currently out for consultation with registered providers.
<p>10. There are a number of areas within the district with concentrations of issues</p>	<p><i>Issues</i></p> <ul style="list-style-type: none"> • North West Leicestershire is more affected by socio-economic deprivation than Leicestershire as a whole: 3.5% of the population live in neighbourhoods that have been classified as the most deprived nationally. • North West Leicestershire has a number of priority neighbourhoods. These are Coalville, Thringston, Whitwick Greenhill, Ashby (there are large local inequalities in these wards), Measham, Ibstock, Moira and Castle Donington. • Deprivation is strongly linked to poor health, poor housing and poor local environment. <p><i>Supply</i></p> <ul style="list-style-type: none"> • Over the years there has been a lack of national funding in NWL in schemes such as like the Neighbourhood Renewal Fund. • What else has been done/planned – anything in the LIP (before got stalled?)