
**Manchester City Council
Report for Resolution**

Committee: Communities and Neighbourhoods Overview and Scrutiny Committee – 9 March 2010

Subject: Housing Opportunities and Support for Young People (With Particular Reference to Care Leavers)

Report of: Director of Children’s Services
Director of Housing

PURPOSE OF REPORT:

To advise committee members of the current opportunities and challenges facing young people including care leavers who require accommodation.

To advise committee members of the partnership approach involving Children’s Services, Housing and the third sector to maximise accommodation and support options for young people and prevent homelessness.

RECOMMENDATIONS:

Members note the content of this report

FINANCIAL CONSEQUENCES FOR THE REVENUE BUDGET

It is anticipated that the current review of Supporting People funding will reduce funding for housing related support. The extent and impact of this is to be determined.

FINANCIAL CONSEQUENCES FOR THE CAPITAL BUDGET

CONTACT OFFICERS:

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Kate Wareham, District Manager (South) Children’s Services
Ciaran Rafferty, Service Lead, Corporate Parenting and Placements

BACKGROUND DOCUMENTS:

Journey’s to Home: Care leavers’ successful transition to independent accommodation : National Care Advisory Service July 2009

WARDS AFFECTED:

All

IMPLICATIONS FOR:

Anti-Poverty	Equal Opportunities	Environment	Employment
Yes	Yes	No	Yes

1. Legal Framework
- 1.1 The legal framework, specific to care leavers, seeks to ensure that care leavers receive the right services to enable their transition into adulthood, including access to accommodation. There is also legislation, which is not specific to care leavers, such as general homelessness legislation, that provides a valuable safety net if a young person experiences homelessness after leaving care.
- 1.2 Children (Leaving Care) Act 2000 and guidance and regulations
The Children (Leaving Care) Act 2000 amended the Children Act 1989 and imposed duties (including accommodation duties) on local authorities to support certain categories of looked after children and care leavers.
- 1.3 The Statutory Guidance to the Children (Leaving Care) Act 2000 does not specify any particular type of accommodation for care leavers, but states that it would be inappropriate for 16 and 17-year old care leaver to live completely independently and that use of the bed and breakfast accommodation should only be very occasional and short term.
- 1.4 The regulations and guidance stipulate that local authorities should take steps to make sure that young people have the best chance to succeed in their accommodation. They should:
 - Avoid moving young people who are settled.
 - Assess young people's need and prepare them for any move.
 - Ensure that the accommodation meets any needs relating to impairment.
 - Where practicable offer a choice of accommodation.
 - Have a clear financial plan for the accommodation and have a contingency plan.
- 1.5 The regulations and guidance also detail how the local authority strategy for care leavers should take into account:
 - The diverse accommodation and support needs of care leavers.
 - The capacity to offer young people a degree of choice in accommodation.
 - Existing and planned provision of safe affordable accommodation.
 - Gaps in provision.
 - Priority setting.
 - The need for contingency arrangements.
2. A report on Housing Opportunities for Young People was tabled at Communities and Neighbourhoods Overview and Scrutiny Committee, Housing Sub Group, in April 2009, and circulated for information to Corporate Parenting Panel in January 2010. The report, appended (Annex 1), identified the various housing options available for young people in the City and advised members that while demand for housing overall remains high, accessing social housing will remain difficult for young people and that the private rented sector was likely to be their key route to independent living.
3. As a follow on from that meeting, this committee requested that Housing in Regeneration:
 - Facilitate a meeting between youth representatives and senior Executives from the Strategic Housing Partnership (SHP) to consider the barriers to young people accessing social housing, and how these might be overcome.

- Coordinate a joint meeting with officers in Children and Families to consider the housing needs of Looked After Children and report back to a joint meeting of the Communities and Neighbourhoods Overview and Scrutiny Committee Housing Sub Group and Corporate Parenting Panel.
4. In September 2009 youth representatives attended the SHP. A lively and thought provoking debate ensued and it became clear for both the youth representatives and SHP Executives that:
- Access to social housing for young people was limited and that this was likely to worsen as demand for social housing from families increased, and fewer one-bed homes were built.
 - There was a clear affordability gap for young people who wanted to live independently. Landlords reported high levels of tenancy failure for young people and that this was very often linked to their inability to meet the costs of running a home.
 - Young people were more likely to be able to sustain a tenancy in either the social or private rented sector if they had tenancy support, from an accredited support provider.
 - There was a need to consider house sharing and to look to providing some form of tenancy matching service to assist Young People to access shared homes.
5. In January 2010 a meeting was held with Children and Families, Housing, Homelessness, Third Sector and selected Registered Providers (also referred to as Registered Social Landlords). This meeting looked at the housing options for looked after children and young people leaving care from birth to 25 years and at opportunities for joint working between Housing and Children and Families. With regard to young people leaving care, in particular we found that:
- There was already work ongoing to meet the needs of young people leaving care and making the transition to independent living (16-18 year olds), but also that there were opportunities to improve upon this.
 - Housing demand was such that there was a need to encourage Young People to consider the private rented sector and to actively consider sharing options to bridge the affordability gap of running a home.
 - It was important to consider the housing needs of young people leaving care in the context of access to housing for all young people, and to work towards enhancing this generic offer. Nevertheless, it is important to recognise that the City Council as Corporate Parent has a specific responsibility for looked after children and care leavers.
 - It was important to understand the current and future housing needs and aspirations of all young people as part of the wider housing strategy for the City.
6. In addition to the work identified by the Communities and Neighbourhoods Overview and Scrutiny Committee, a report was presented to Manchester's Corporate Parenting Panel on 11.1.10 outlining the work undertaken by the Young Persons Support Foundation (YPSF) a third sector organisation involved in providing housing related support for young people in partnership with the Manchester Leaving Care

Service, provided by Barnardos, and MCC. (Annex 2) An overview of the service provided by the Manchester Leaving Care Service was also provided, and is attached at Annex 3 for your information.

7. This partnership has been recently further augmented by the provision of two social work posts to work alongside YPSF staff as a response to the recent “Southwark “ judgement. In essence, the implication of this judgement is that homeless 16 and 17 year olds are entitled to an assessment of need and in certain circumstances are entitled to become “looked after”. These workers will provide the social work assessment necessary prior to a young person becoming looked after and ensure that only those young people who need to be looked after and meet agreed criteria become so. A detailed report on the Southwark Judgement and its implications was presented to SMT in November 2009 and is available to members on request.
8. The report to Corporate Parenting Panel of 11.1.10 identifies the difficulties experienced by young people seeking to live independently in the City. It also raises key issues that have previously come to the attention of the housing sub group. These are:
 - The need to ensure that resettlement and tenancy support continues to be available to young people, particularly at a time when access to housing is problematic, and
 - The need to ensure that young people and their support providers are fully aware of the housing opportunities available to them and able to navigate the process effectively.
 - The need to ensure that the Housing Allocations Scheme takes into account the needs of young people, and in particular looked after young people.
9. The majority of housing related support available to young people is commissioned using Supporting People funding. This £37m fund was introduced in 2003 and had suffered significant year reductions since its inception (circa £9m reduction to date). Further cuts are anticipated, both as a result of the current economic climate, but also due to the swifter implementation of a distribution formula designed to allocate the fund across Local Authorities (Manchester is considered, by government, to have more than its fair share of Supporting People funding at present). A City wide needs assessment, that cuts across all needs groups, is currently underway to inform the amount of funding that will be available for each group going forward. The needs of young people for housing related support will be captured in this process; however there are concerns that, due to timescales, this will not capture the wider generic need for support identified by both the SHP, Officers group and the report to Corporate Parenting Panel attached.
10. The City has just concluded a full consultation on a proposed new Allocations Scheme. Feedback has been sought and received from Children and Families and third sector organisations representing young people and the scheme is due to go before Executive in March 2010. The new scheme awards priority for households who are making a positive contribution to their communities through employment or some other form of community contribution. Some concern has been raised that this might further disadvantage young people and care leavers, who have been badly hit by the current economic climate, however overall it is recognised that the majority of

lets will still go to those in greatest need, and this includes Care Leavers, and that providing an incentive to young people to be engaged in these ways is desirable. The proposed allocations scheme responds to the particular needs of young people leaving care in the following ways. It proposes that:

- Young People Leaving Care are considered as in need when applying for housing and are therefore automatically placed in higher bands
- All new (and revised) Local Lettings Policies, for example age restrictions, undergo an Equality Impact Assessment. This will assist in ensuring that the needs of young people are taken into account.
- Young people are given the opportunity to gain a community contribution award by undertaking the Young Persons Tenancy Training Course in lieu of proving positive residency.
- Applicants considered ready for a move into independent living from supported housing are considered as in need and placed in higher bands.
- Training in re-housing and wider housing opportunities will be made available, for a reasonable fee, to all advocates and advisors for young people

11. The challenging context outlined makes it all the more necessary that partners work together to maximise housing options and support for care leavers. A new subgroup of the multi agency care leavers group is being established that will focus on accommodation issues for this group of young people, ensure that pathway plans (leaving care/independence plans) sufficiently include plans for accommodation. The group is tasked with establishing a multi agency panel that at an early stage of planning for independence will proactively examine the accommodation and support needs of care leavers on an individual basis. Progress will be reported to the Corporate Parenting Panel
12. Further, a commissioning project has been established within Children's Services that includes a review of current placement provision in Manchester. Among the options being examined is the reallocation of resource committed to the current residential estate to expand semi independence provision and support, in order to better equip our young people for independent living.
13. This paper and appendices outline the current context of housing and support to young people in the City. More specifically, the papers outline the challenges facing young care leavers as they move to independent living. The provision of housing and support to this group of young people is a shared Corporate Parenting responsibility requiring a partnership approach from City Council Departments, housing providers and the Third Sector. These relationships and arrangements are well established in Manchester and will need further development to meet the challenges ahead.
14. The Corporate Parenting Panel is providing leadership and oversight of progress on this issue, crucial to the life chances of our young people. Progress reports will be provided to that panel who will ensure that sufficient focus and progress is maintained.

**Manchester City Council
Report for Information**

Report To: Communities and Neighbourhoods Overview and Scrutiny
Housing Sub Group - 27 April 2009

Subject: Housing Opportunities for Young People

Report of: Director of Housing

Purpose of the Report

To provide the Sub Group with information on housing opportunities for young people in the City.

1 Introduction – General housing background

- 1.1 The number of applicants on the housing waiting list has risen, from 12,000 5 years ago to a current figure of approximately 18,500. The turnover of social housing has reduced from 11.6% to 8.2% during the same period. Elected Members report that their constituents have found it increasingly difficult to access social housing in areas where they had previously experienced no sizeable waiting period, due to rapid changes in the housing market.
- 1.2 These changes are consistent with regional and national trends. Surveys by the Department for Communities and Local Government have indicated that across the country the availability of social rented homes has reduced by around a third each year since 2001.
- 1.3 Key strands of our work through the Housing Strategy are focused on meeting this agenda. These are the transformation of the quantity and quality of the housing supply, and ensuring that housing plays a greater role in rewarding economic activity with an improved housing offer.
- 1.4 Accommodation for young people in different types and tenures of home is unevenly spread across the wards of the City, (as is accommodation for other needs groups). The roll out of the Housing Strategy offers an opportunity to address this at local level through its implementation via reviews of the Strategic Regeneration Frameworks and Local Plans. (SRF)
- 1.5 Manchester's long term economic prospects are forecast to accelerate in terms of growth in employment and population and, to be sustained, require matched increases in the supply of skilled employees. Our challenge is to ensure that the housing offer provides an incentive and supports young people to compete for the 100,000 new jobs forecast over the next 7 years. This is a significant challenge given that 1 in 4 Manchester residents have basic skills needs.

2 Young people in the City

- 2.1 The number of city residents aged between 16 and 25 has increased from approximately 72,900 in 1993 in to the current figure of 95,000¹. Young people now represent 22% of Manchester residents. When the population statistics are broken down, the 20-25 year old age group is the largest age group in the city. The 15-19 year olds are the fourth largest group in the city. (Appendix 1) This is partly attributable to the influx of students. 73,000 people study in Manchester, (though not all reside in the city, and not all are under 25). The overall figures for population age bands, and breakdowns of the figures for young people by ward and by Strategic Regeneration Framework (SRF) area are shown in Appendix 2. The SRF area with the highest percentage of young people is the City Centre, followed by the Central SRF, and Wythenshawe has the smallest percentage.
- 2.2 The Housing Needs and Demand Study, 2007², provided further information on young households in the City. However, the sample size of young people was not large; young people, especially under 18s, are “hard to reach” for research purposes. Only 7% of households in the City consisted solely of young people aged 16-25, and over half of these included at least one student. The vast majority of young households live in the private rented sector, with only 14% in social housing. Over half the young person households were single person households. A surprising number of young households were owner occupiers, the majority of these were over 23 and in full time employment. For those under 23, 80% lived in the private rented sector. Younger households were predominantly in the South and Central SRF areas. For a breakdown of the figures please see Appendix 3.
- 2.3 Younger people are less likely to be in employment than other age groups. Latest figures show unemployment at 4.9 % for all ages, but at 5.5% for 15-24 year olds. The recent rise in unemployment is similar for young people as for the population overall.

3 Young people accessing Social Housing

- 3.1 Manchester City Council are required to maintain a waiting list for Council owned social housing and to allocate this housing according to a needs based reasonable preference criteria. Young people can register for rehousing in the same way as any other prospective tenant.
- 3.2 Two priority awards can improve their access to social housing. Young households may benefit from the Community Connection award where they have parents living in the area. In addition priority can be gained through the completion of an NVQ accredited Pre-Tenancy Skills Course. This enables young people to overcome many of the barriers to appropriate accommodation as it takes them through all aspects of tenancy sustainment and good

¹ Based on census figures for 15-24 year olds

² This survey did not include students living in Halls of Residence or other purpose build student accommodation

- citizenship. Once on the Register young people can access vacancies in the same way as other applicants. However choice is limited by availability and priority awards.
- 3.3 The current context of rising demand and reduced turnover in social housing means that young people, like all other needs groups, feel the impact of an overall reduction in the availability of social housing. The majority of social housing in the City is house-type property, for which single household young people are not normally eligible (unless they have children). Within the social rented stock in the City (Registered Social Landlord and City Council property) there are 6000 one bedroomed flats or bedsits. The breakdown of flat type properties by ward and by SRF area is shown in Appendix 4.
 - 3.4 Within these properties, some are affected by local lettings policies which restrict access to specific age groups following local consultation. In many areas the perceived difficulties arising from different generations living closely has resulted in restrictions. Reviews of local lettings policies within City Council stock which reduce the numbers of vacancies available to young people are carried out on a regular basis. We will work with Northwards Housing and other partners to ensure that when further reviews take place full account is taken of the identified housing needs of young people in the area.
 - 3.5 Information about lettings of social rented accommodation to young people is taken from the CORE data (COntinuous REcording System), which records a set of information taken at the time a social rented property is let. This is partial data but represents a reasonable sample of activity. The percentage of total lets made to young households in 2007/8 was 14%. (This may include lets to pregnant young women).
 - 3.6 As would be expected, the most common reason for moving stated by young people was the wish to move to independent accommodation; other main reasons were overcrowding, or being asked to leave by family or friends. CORE data also indicates that the previous tenure of young people was most likely to be living with family or friends – over 40%. Full breakdowns are in Appendix 5, showing a comparison of young people to other households.
 - 3.7 CORE data also shows the type of social rented property young people moved into, the majority of which were flat type accommodation. Only a small number were let houses, most likely because there was an expected child. The breakdown, with a comparison with other household types is in the also in Appendix 5.
 - 3.8 Lets are broadly similar by ethnicity, but a slightly higher percentage of 16-25 year old households are from BME groups. This may be indicative of demographic change.
 - 3.9 Analysis of the live applications from young people currently on the Housing Register shows that over two thirds of the total, are registered from the South and Central SRFs, from neighbourhoods with a high proportion of private

rented flats. The full breakdown of the distribution of live applications across rehousing neighbourhoods and SRF areas is in Appendix 6.

4 Young People accessing Private Rented Housing

- 4.1 The private rented sector in Manchester has grown significantly in recent years from 10% of the housing market in 1991 to 15% in 2001 and now estimated to be 18% of current provision. The estimated proportions of different tenures by ward are shown in Appendix 7. Growth has not been consistent across the City, and south central wards have seen the largest increases and high levels of private renting. More recently the city centre and immediate suburbs have seen changes in housing provision with the provision of flats leading to increased levels of private renting. The availability and affordability varies between neighbourhoods, with, for example, the opportunities in the City Centre often out of reach of young people starting out in employment or work based training. Some areas, such as Miles Platting, offer very few properties other than houses to rent.
- 4.2 Traditionally the private rented sector has been a popular tenure for young people as it offers flexible accommodation across a broad price range. In some cases it is the only viable choice for those who do not qualify as in need of social housing.
- 4.3 The type of accommodation available to young people in the private rented sector varies depending on their circumstances, with shared housing being popular amongst students and historically bed sits being the only viable form of accommodation for young people claiming housing benefit. The increase in the number of flats built across the city has affected the housing provision available and indications suggest that current financial and market conditions are leading to reductions in rent increasing the affordability of new build accommodation.
- 4.4 Anecdotal evidence suggests that where young people do access the private rented sector they are more likely to access cheaper, lower quality properties and are less likely to know their rights under housing legislation, or if they are aware, are likely to be less confident and reluctant to enforce their rights to challenge poor standards.
- 4.5 There are a number of houses in multiple occupation (HMOs) across the City and these are often used as a first step in independent living for young people. There are selective licensing or mandatory HMO licensing schemes in operation in some parts of the City that are systematically raising standards, but in some areas tenants, including younger tenants have to take responsibility for negotiating with their landlord to improve the quality of their home. Services such as Manchester Advice (see below) and private sector housing are available to support tenants but this depends on young people being aware of the service.
- 4.6 The availability of licensed Houses in Multiple Occupation varies across the city, with the majority being available in areas with older, larger style property.

The distribution by Ward is shown in Appendix 8, along with the numbers of licensed properties overall. Selective licensing is restricted to specific wards.

- 4.7 Younger people with lower incomes often struggle to enter the private rented sector because of the costs of deposits, and higher rents than the social rented sector. For young people who do want to access private rented accommodation the City offers a RentWise scheme which assists people who are unable to afford a deposit to access good quality private rented accommodation managed to standards set by the Council. The scheme works with a variety of small landlords and with some larger letting agents. Once a young person has found a possible home to rent, RentWise can offer help to access accommodation if a young person is in housing need.
- 4.8 Recent changes to Housing Benefit through the introduction of Local Housing Allowance (LHA) mean that under 25's claiming housing benefit are more likely to be able to access self contained accommodation (although their benefit is calculated on the basis of shared accommodation). Current (2008/9) rates of LHA for single under 25's without dependents is £64 per week for the central Manchester area. A couple who are both under 25 would be entitled to the 1 bedroom self contained rate of £98.08 per week.

5 Homeless Young People

- 5.1 Between January and December 2008 there were 1981 presentations to the Homelessness Service by the 16-25 year age group. This represents 33% of the total number of presentations, which was 5872. Of the 1981 young households, 260 were under 18 and 1721 were over 18. 1236 were single people, 745 were families. 1121 were female, 860 were male.
- 5.2 The full breakdown of the reasons given for becoming homeless is in Appendix 9: disputes with family, relatives or friends are major reasons for young people finding themselves homeless (38%). As can be seen from the figures in Appendix 9, in 627 cases, 32%, homelessness was prevented, and the situation was resolved following advice in 22% of cases. 12% were accepted as homeless.
- 5.3 The Homelessness Prevention Service for 16-17 year olds is based at the City Centre Project, which has experience of providing housing related advice and support to young people. The service funds a worker employed by the City Centre Project and the City Council has also seconded and funded a worker from its own homelessness services to work at the project.
- 5.4 Work began setting up the scheme in August 2007 and from the 5th November it began to take referrals. In its first 6 months of operation the Project has achieved a high number of successful outcomes for 16/17 year olds who did not have to access inappropriate and traditional homeless services (such as Direct Access Centres).
- 5.5 Mediation can play an important function in improving relationships between young people and their families. A third worker has therefore now been added

to the team to allow it to provide its own mediation service. This worker is to be funded for 12 months with money from the Communities and Local Government Homelessness Grant.

6 Support and Assistance for Young People

- 6.1 Supporting People (SP) fund a range of dedicated services for young people within three categories: teenage parents, young people leaving care and young people at risk (young people being classed as being between 16-25). The services that are commissioned include floating support (the person is supported in their own home), accommodation based and resettlement support. There is a diverse range of services, from support for teenage parents to a service that offers young people tenancy training in preparation for them moving into their own tenancy, and the Foyer which incorporates accommodation with education opportunities. Other services provide accommodation for young people who are homeless or at risk of becoming homeless. SP commission services that offer support to young people that are leaving care and those that are leaving care and from the BME community.
- 6.2 The spread of the accommodation based services across wards in the City is shown in Appendix 10.
- 6.3 One service funded by Supporting People is the Young People's Task Force, which is a service for young people who are ready to live in their own tenancy. The service provides young people with housing options advice, and support with securing permanent rehousing. They work with housing providers to unblock housing restrictions for young applicants, recognising that young people unused to dealing with form filling often find the process for accessing housing complex and confusing. Three support workers cover the City and work with a caseload of 45 young people, who are supported for a period of 3 – 6 months. The Task Force are working closely with both social and private sector landlords to maximise opportunities for young people to access tenancies. Recently they sent a mail shot to all young people registered for rehousing through Northwards Housing, which generated 25 self referrals; they are in negotiation with stock transfer landlords in the City.
- 6.4 The City has been working to develop joint working protocols with Children Families and Social Care and key third sector partners (City Centre Project, Barnardos) to improve outcomes for 16/17 year olds and care leavers through better multi-agency working. These are to be considered at the Homelessness Prevention Group later this month prior to consultation.
- 6.5 We have not sought to outline all the support services available to young people. Full details of individual services are available through the Internet at <http://b3.manchester.gov.uk/speople/index.shtm>

7 Case studies to illustrate aspects of young people and housing issues

- 7.1 Young woman, 25, Works for Manchester City Council and owns a car. Lives in family home, which is overcrowded. Shares a bedroom with brother and

sister. Following assistance from Young Persons Task Force Worker, her Rehousing application has been updated and clarified. Housing options maximisation given. Community Connection award being processed.

- 7.2 Young Woman, 23, with 5 month old child living with family in overcrowded conditions. Was suspended from the rehousing register due to not submitting a second reference. The Young Persons Task Force Worker assisted the young woman to obtain a second reference. Once submitted, the young woman was unsuspected from the rehousing register and received an offer within a week. The young woman was then provided with 3 months follow on support to settle her into the tenancy. The young woman has now been living independently in her property for 8 months, and did not require any ongoing support.

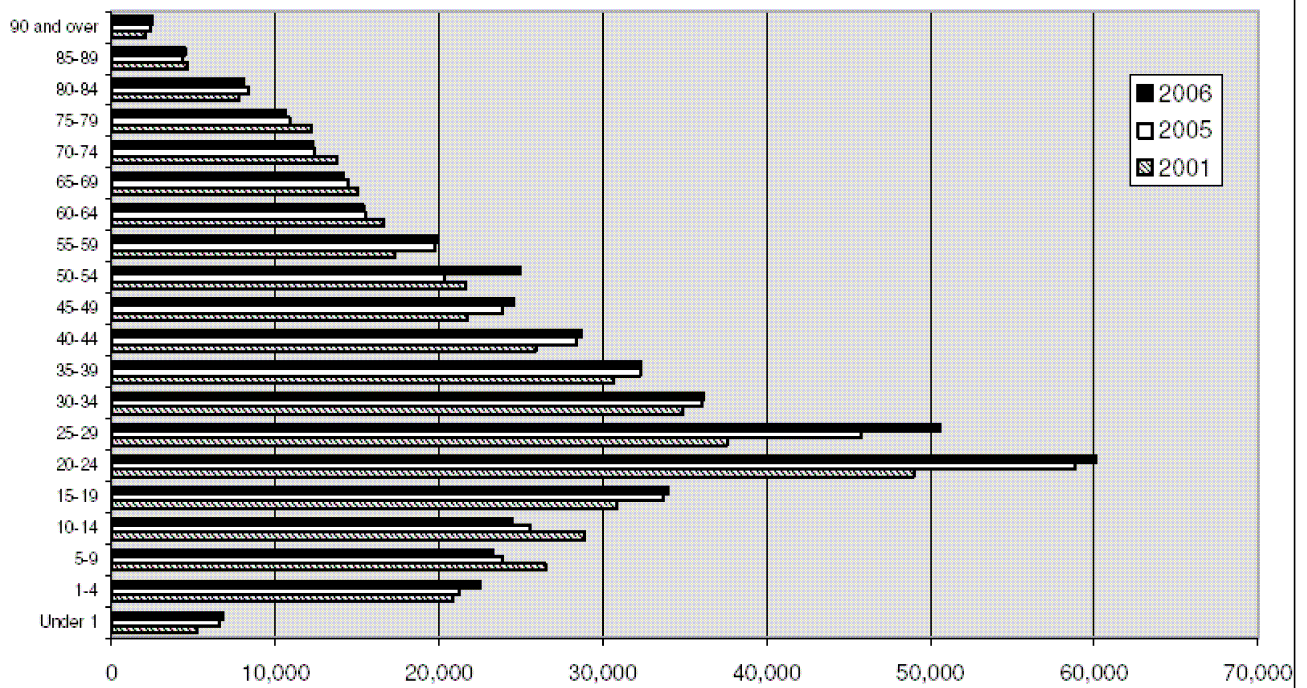
8 Conclusion

- 8.1 The forthcoming consultation on the Housing Strategy Statement and development of the Delivery Plans at SRF level will offer an opportunity for further engagement with young people and the opportunity to highlight their needs at the level of local plans as they are developed. We will take this opportunity to examine links between strategies as they relate to young people.
- 8.2 While there remains a situation of high demand, accessing social housing will remain difficult for young people; even taking into account the review of local lettings policies the number of social rented vacancies arising is likely to diminish. Accessing private rented accommodation is likely to remain a key route to independent housing. It will be important that our actions to improve quality in the private rented sector are concentrated on the cheaper, poorer quality accommodation that young people are most likely to access. We will be looking to ensure that our communication with Private Sector Landlords recognises the role they play in housing young households, and that our enforcement actions also take them into account. Rationalisation of the bond schemes that assist customers to access private sector tenancies will ease access.
- 8.3 The Manchester Move Project will be ensuring that the full range of housing opportunities across all tenures is made more accessible to all our customers, including young people.
- 8.4 The Homelessness Prevention Project has already offered advice to assist young people with housing problems, and other services also support this group to assist them to access housing, which can be complex and confusing for a young person. Supporting People continually review the level of services provided to different needs groups and will ensure that young people have access to housing support as a priority in the Supporting People Strategy.

Appendix 1

Population by age group

Figure 3 - Population by age group, 2001, 2005 and 2006



Source: MYE, ONS, Crown copyright

Appendix 2

Distribution of population of young people by ward, sorted by the highest percentage of young people

Young People in Manchester

SRF	Ward	ALL AGES	16-19	%	20-25	%	16-25	16-25 %
South	Withington	11629	553	5%	4636	40%	5188	45%
South	Fallowfield	14571	1622	11%	4044	28%	5667	39%
City Centre	City Centre	10965	918	8%	3040	28%	3959	36%
Central	Rusholme	13768	1177	9%	3623	26%	4800	35%
South	Old Moat	13838	750	5%	4021	29%	4772	34%
Central	Ardwick	15862	1193	8%	3870	24%	5063	32%
Central	Hulme	13377	786	6%	3255	24%	4040	30%
South	Levenshulme	14258	1003	7%	2873	20%	3877	27%
Central	Longsight	14568	943	6%	2939	20%	3882	27%
Central	Moss Side	17537	1275	7%	3166	18%	4441	25%
South	Didsbury West	12104	367	3%	2104	17%	2471	20%
East	Ancoats and Clayton	14779	694	5%	2064	14%	2758	19%
North	Cheetham	18229	962	5%	2420	13%	3382	19%
South	Whalley Range	14083	697	5%	1889	13%	2586	18%
South	Chorlton Park	12806	578	5%	1701	13%	2279	18%
South	Burnage	14577	945	6%	1637	11%	2582	18%
North	Crumpsall	15025	718	5%	1907	13%	2625	17%
Wythenshawe	Woodhouse Park	13969	829	6%	1609	12%	2438	17%
East	MP and Newton Heath	15855	884	6%	1880	12%	2764	17%
North	Harpurhey	16949	934	6%	2015	12%	2949	17%
Central	Gorton South	16335	910	6%	1887	12%	2798	17%
Wythenshawe	Baguley	14467	808	6%	1586	11%	2394	17%
South	Didsbury East	13686	609	4%	1653	12%	2262	17%
Wythenshawe	Northenden	14614	835	6%	1525	10%	2360	16%
East	Bradford	13108	731	6%	1352	10%	2083	16%
Wythenshawe	Sharston	15484	833	5%	1609	10%	2442	16%
North	Higher Blackley	13931	765	5%	1399	10%	2164	16%
North	Charlestown	13012	754	6%	1243	10%	1997	15%
Central	Gorton North	14741	744	5%	1489	10%	2233	15%
North	Moston	14322	837	6%	1287	9%	2124	15%
South	Chorlton	12874	442	3%	1467	11%	1909	15%
Wythenshawe	Brooklands	12813	615	5%	1238	10%	1853	14%
	TOTAL	458136	26712	6%	72430	16%	99142	22%

Source 2007 MYE Census

Distribution of young people shown by SRF area

SRF	Ward	ALL AGES	16-19	%	20-25	%	16-25	16-25 %
Central	Ardwick	15862	1193	8%	3870	24%	5063	32%
Central	Gorton North	14741	744	5%	1489	10%	2233	15%
Central	Gorton South	16335	910	6%	1887	12%	2798	17%
Central	Hulme	13377	786	6%	3255	24%	4040	30%
Central	Longsight	14568	943	6%	2939	20%	3882	27%
Central	Moss Side	17537	1275	7%	3166	18%	4441	25%
Central	Rusholme	13768	1177	9%	3623	26%	4800	35%
Central Total		106188					27257	26%
City Centre	City Centre	10965	918	8%	3040	28%	3959	36%
City Centre Total		10965					3959	36%
East	Ancoats and Clayton	14779	694	5%	2064	14%	2758	19%
East	Bradford	13108	731	6%	1352	10%	2083	16%
East	MP and Newton Heath	15855	884	6%	1880	12%	2764	17%
East Total		43742					7605	17%
North	Charlestown	13012	754	6%	1243	10%	1997	15%
North	Cheetham	18229	962	5%	2420	13%	3382	19%
North	Crumpsall	15025	718	5%	1907	13%	2625	17%
North	Harpurhey	16949	934	6%	2015	12%	2949	17%
North	Higher Blackley	13931	765	5%	1399	10%	2164	16%
North	Moston	14322	837	6%	1287	9%	2124	15%
North Total		91468					15241	17%
South	Burnage	14577	945	6%	1637	11%	2582	18%
South	Chorlton	12874	442	3%	1467	11%	1909	15%
South	Chorlton Park	12806	578	5%	1701	13%	2279	18%
South	Didsbury East	13686	609	4%	1653	12%	2262	17%
South	Didsbury West	12104	367	3%	2104	17%	2471	20%
South	Fallowfield	14571	1622	11%	4044	28%	5667	39%
South	Levenshulme	14258	1003	7%	2873	20%	3877	27%
South	Old Moat	13838	750	5%	4021	29%	4772	34%
South	Whalley Range	14083	697	5%	1889	13%	2586	18%
South	Withington	11629	553	5%	4636	40%	5188	45%
South Total		134426					33592	25%
Wythenshawe	Baguley	14467	808	6%	1586	11%	2394	17%
Wythenshawe	Brooklands	12813	615	5%	1238	10%	1853	14%
Wythenshawe	Northenden	14614	835	6%	1525	10%	2360	16%
Wythenshawe	Sharston	15484	833	5%	1609	10%	2442	16%
Wythenshawe	Woodhouse Park	13969	829	6%	1609	12%	2438	17%
Wythenshawe Total		71347					11488	16%
Grand Total		458136					99142	22%

Appendix 3

Household data from the Housing Need and Demand Study

Households All 16-25 Year Olds		%
Non Students	5736	45%
1 Or More Students	6950	55%
Total Young Households	12686	7%
Other Households	180714	93%
Total Households in City	193400	

	16-25 year old households (excluding students)	Other Households	16-22 year old households (excluding students)
Other	1%	1%	0%
Owner Occ	26%	51%	10%
Social	14%	35%	10%
Private Rented	59%	13%	80%

Location of Young Households (Excluding Students)

Central Manchester	23%
Manchester City Centre	15%
East Manchester	10%
North Manchester	9%
South Manchester	32%
Wythenshawe SRF	11%

Size of Household	Young Households	All
1 Person	55%	39%
2 Persons	36%	28%
3 Persons	6%	14%
4 Persons	3%	10%
Larger Households	0%	8%

Appendix 4

Flat type social housing by Ward

Social Housing - Flats - By Ward					
SRF	Ward	Bedsit	1 Bed	2 Bed	3 Bed
East	Ancoats & Clayton		400	134	35
Central	Ardwick		1108	215	136
Wythenshawe	Baguley		366	545	180
East	Bradford		600	132	7
Wythenshawe	Brooklands	10	343	746	30
South	Burnage		14	429	0
North	Charlestown		583	745	15
North	Cheetham		528	251	55
South	Chorlton	2	67	140	9
South	Chorlton Park		225	273	0
City Centre	City Centre		148	56	0
North	Crumpsall		215	188	26
South	Didsbury East		102	64	0
South	Didsbury West	63	67	46	0
South	Fallowfield		203	211	0
Central	Gorton North		635	214	51
Central	Gorton South	3	293	309	1
North	Harpurhey		930	404	56
North	Higher Blackley	17	264	641	13
Central	Hulme		714	942	110
South	Levenshulme		137	71	2
Central	Longsight	7	284	92	7
East	MP and Newton Heath	23	986	605	48
Central	Moss Side	3	331	72	3
North	Moston		170	142	80
Wythenshawe	Northenden		288	231	5
South	Old Moat	5	85	348	1
Central	Rusholme	1	383	118	5
Wythenshawe	Sharston		327	555	11
Central	Whalley Range	57	440	170	5
South	Withington	18	73	116	2
Wythenshawe	Woodhouse Park		252	835	117
	Grand Total	209	5870	6643	510
		Total 1 Bed & Bedsit	6079		

Appendix 5

Information from CORE data

Reasons for moving	Other Households	16-25s
Decant	2.2%	0.2%
Refugee	1.2%	2.0%
Left prison/Institution	0.5%	0.0%
Loss Tied Accomodation	1.1%	0.2%
End of Shorthold	2.1%	1.4%
Eviction/Repo	1.6%	0.2%
Domestic Violence	2.3%	0.8%
Relationship Breakdown	4.5%	2.0%
Asked to Leave by Family/Friends	7.7%	16.1%
Racial Harrasment	0.5%	1.2%
Neighbour Problems	3.6%	1.6%
Overcrowding	17.2%	19.9%
Ill Health/Disability	9.0%	0.4%
Property Condition	3.0%	1.6%
Can't Afford Rent/Mortgage	3.2%	1.0%
Near Friends/family/School	3.6%	0.6%
Nearer Work	0.4%	0.6%
Moving to SP	1.0%	1.6%
Independence	12.2%	31.5%
Other	23.2%	17.1%
Actual Number of Lets in Sample	3050	497

Previous Tenure of movers	Other Households	16-25s
Local Authority	20.7%	8.0%
RSL	19.2%	6.2%
Private Rent	12.5%	4.4%
Tied Rent	0.3%	0.0%
Owner Occ	2.3%	0.6%
Supported Hsg	0.9%	1.6%
Hostel	2.0%	4.4%
Housing for Older People	0.5%	0.0%
Residential Care	0.2%	0.2%
Hospital	0.5%	0.2%
Probation	0.1%	0.0%
Childrens Home/Foster	0.0%	0.2%
B&B	0.2%	0.6%
Short Life Hsg	0.6%	0.8%
Living With Family	21.0%	41.4%
Living With Friends	7.4%	15.9%
Temp Accomodation	5.8%	9.0%
Rough Sleeping	0.4%	0.8%
Womens Refuge	0.8%	0.6%
Foyer	0.0%	0.8%
Mobile/Caravan	0.0%	0.0%
Asylum Seeker	0.2%	0.4%
Other	4.4%	3.8%

Accommodation let to young households

Unit Type	No Of Bedrooms	Other Households	16-25 Year Olds
Flat	1	27.7%	58.1%
	2	18.5%	24.4%
	3	1.3%	1.9%
	4	0.1%	0.0%
Flat Total		47.6%	84.3%
House	1	1.1%	0.6%
	2	16.8%	7.9%
	3	31.0%	5.4%
	4	1.9%	0.2%
	5	0.3%	0.0%
	6	0.1%	0.0%
	7	0.1%	0.0%
House Total		51.3%	14.0%

Ethnicity of lets

	Other households	16-25 year olds	All households
Asian/Asian British	5.61%	3.01%	5.24%
Black/Black British	14.66%	17.27%	15.02%
Chinese/Other BME	2.62%	2.81%	2.65%
Mixed	5.34%	8.03%	5.72%
Refused	2.23%	2.61%	2.28%
White	69.54%	66.27%	69.08%
Grand Total	100.00%	100.00%	100.00%

Appendix 6

Current location of young applicants for social housing

Central Manchester Regeneration Framework (SRF)

Current Property Location	Live applications
ARDWICK	15
ARDWICK GROVE VILLAGE	4
GORTON NORTH	16
GORTON WEST	9
GORTON SOUTH	40
LONGSIGHT	20
RUSHOLME	60
MOSS SIDE	35
HULME	7
Grand Total	206

Wythenshawe SRF

Current Property Location	Live applications
SHARSTON	1
WOODHOUSE PARK	8
BAGULEY	13
BROOKLANDS	8
NORTHENDEN	10
Grand Total	40

North Manchester SRF

Current Property Location	Live applications
CHEETWOOD	6
CHEETHAM HILL	12
RIVERDALE	3
HIGHER BLACKLEY	14
DAM HEAD	13
CHARLESTOWN	7
HARPURHEY	1
LIGHTBOWNE	9
COLLYHURST SOUTH	6
COLLYHURST NORTH	3
CRUMPSALL	8
MONSALL	3
HARPURHEY SOUTH	2
HARPURHEY CENTRAL	5
BLACKLEY	6
Grand Total	98

New East Manchester SRF

Current Property Location	Live applications
NEWTON HEATH	18

CLAYTON	8
HIGHER OPENSHAW	13
BESWICK	6
MILES PLATTNG/ANCOATS	20
Grand Total	65

South Manchester SRF

Current Property Location	Live applications	
LEVENSHULME		14
FALLOWFIELD		29
WHALLEY RANGE		20
DIDSBURY		11
WITHINGTON		40
CHORLTON		9
CHORLTON PARK		19
BURNAGE EAST		31
BURNAGE WEST		30
WEST DIDSBURY		6
Grand Total		209

618

Appendix 7

Estimated tenure breakdown by ward

Estimated Households 2008	Households	Avg Size	Estimated Tenure					
			Owner Occ		Private Rent		Social Housing	
			%	Numbers	%	Numbers	%	Numbers
Ancoats & Clayton	6,664	2.05	40%	2,637	21%	1,428	39%	2,599
Ardwick	6,552	2.48	16%	1,042	28%	1,841	56%	3,669
Baguley	6,266	2.3	43%	2,681	8%	515	49%	3,070
Bradford	6,356	1.99	38%	2,431	18%	1,128	44%	2,797
Brooklands	6,253	2.03	53%	3,319	8%	496	39%	2,439
Burnage	5,690	2.58	49%	2,809	12%	662	39%	2,219
Charlestown	6,091	2.07	43%	2,644	9%	523	48%	2,924
Cheetham	7,281	2.38	43%	3,120	22%	1,613	35%	2,548
Chorlton	5,732	2.26	62%	3,527	28%	1,632	10%	573
Chorlton Park	5,922	2.16	48%	2,853	21%	1,233	31%	1,836
City Centre	7,991	1.24	33%	2,598	62%	4,993	5%	400
Crumpsall	6,235	2.38	56%	3,506	23%	1,420	21%	1,309
Didsbury East	5,489	2.47	72%	3,959	18%	981	10%	549
Didsbury West	6,014	2.08	48%	2,914	43%	2,559	9%	541
Fallowfield	4,854	3.02	36%	1,752	30%	1,452	34%	1,650
Gorton North	6,825	2.11	48%	3,303	18%	1,202	34%	2,321
Gorton South	7,151	2.18	47%	3,355	21%	1,508	32%	2,288
Harpurhey	7,591	2.17	41%	3,085	16%	1,242	43%	3,264
Higher Blackley	6,013	2.32	49%	2,945	9%	542	42%	2,525
Hulme	7,097	1.76	33%	2,346	26%	1,842	41%	2,910
Levenshulme	5,202	2.7	60%	3,102	30%	1,579	10%	520
Longsight	5,079	2.86	41%	2,061	32%	1,647	27%	1,371
MP and Newton Heath	6,790	2.37	31%	2,109	11%	743	58%	3,938
Moss Side	6,738	2.59	32%	2,142	25%	1,699	43%	2,897
Moston	5,989	2.4	68%	4,047	9%	565	23%	1,377
Northenden	6,314	2.29	49%	3,116	9%	546	42%	2,652
Old Moat	5,323	2.62	36%	1,936	31%	1,630	33%	1,757
Rusholme	4,559	3.09	37%	1,690	34%	1,547	29%	1,322
Sharston	6,709	2.24	44%	2,924	7%	498	49%	3,287
Whalley Range	5,781	2.43	53%	3,060	31%	1,796	16%	925
Withington	4,681	2.47	45%	2,094	42%	1,978	13%	609
Woodhouse Park	5,938	2.33	38%	2,237	8%	495	54%	3,207
Grand Total	197,170	2.29	47%	92,670	19.5%	38,448	33.5%	66,052

Appendix 8

Licensed Private Rented Housing

		HMO Properties	Other Private Rent	Total
East	Ancoats and Clayton	5	0	5
Central	Ardwick	41	0	41
East	Bradford	13	606	619
North	Cheetham	4	0	4
South	Chorlton	33	0	33
South	Chorlton Park	15	0	15
North	Crumpsall	5	0	5
South	Didsbury East	8	0	8
South	Didsbury West	63	0	63
South	Fallowfield	82	0	82
Central	Gorton North	1	758	759
Central	Gorton South	2	561	563
North	Harpurhey	3	873	876
Central	Hulme	1	0	1
South	Levenshulme	47	0	47
Central	Longsight	64	0	64
East	Miles Platting & Newton Heath	1	0	1
Central	Moss Side	31	0	31
North	Moston	1	226	227
Wythenshawe	Northenden	4	0	4
South	Old Moat	238	0	238
Central	Rusholme	74	0	74
Wythenshawe	Sharston	1	0	1
Central	Whalley Range	13	0	13
South	Withington	230	0	230
	Grand Total	976	3024	4000

Spaces within HMOs by Ward

	Dwellings	Spaces
Ancoats and Clayton	5	Not known
Ardwick	41	271
Bradford	13	124
Cheetham	4	43
Chorlton	31	181
Chorlton Park	14	74
Crumpsall	5	38
Didsbury East	8	50
Didsbury West	63	394
Fallowfield	81	428
Gorton North	1	5
Gorton South	2	10
Harpurhey	3	73
Hulme	5	25
Levenshulme	45	265
Longsight	62	385
Miles Platting/Newton Heath	1	6

Moss Side	31	199
Moston	1	7
Northenden	4	31
Old Moat	230	1403
Rusholme	73	426
Sharston	1	3
Whalley Range	12	10
Withington	227	1483

Appendix 9

Homeless Presentation Reasons for 16-24 year olds 01/01/2008 – 31/12/2008

Presentation Reason	Number
Abandoned Tenancy	19
Actual Outside Violence	6
Breach of Tenancy	3
Caravan (No Site)/Caravan Removed	1
Disaster (Fire/Flood/Other)	4
Dispute Friends/Loss of Lodgings (Friends)	129
Dispute Other Rels/Loss of Lodgings (Other Relatives)	139
Dispute Parents/Loss of Lodgings (Parents)	475
Domestic Violence (Associated Persons)	80
Domestic Violence (Partner)	99
Evicted – Landlord Being Repossessed	1
Evicted – Other	113
Evicted – Rent Arrears	44
Excluded due to bail conditions	5
Fear of Outside Violence	71
Harassment from Landlord	5
Illegal Tenancy	2
Landlord Repossessing	5
Landlord Selling	9
Leaving Care	22
Leaving HM Forces	2
Leaving Hospital	2
Loss of Council Tenancy	4
Loss of Lodgings	49
Loss of Lodgings (Other)	71
Loss of NASS Accommodation	72
Loss of Private Tenancy	30
Mortgage Repossession	2
New Arrival (Other)	5
No Children Allowed	1
No Fixed Abode/Rough Sleeper	116
Overcrowding	28
Overcrowding (Friends)	39
Overcrowding (Other Rels)	30
Overcrowding (Other)	23
Overcrowding (Parents)	38
Prison Discharge	28
Probation Discharge	1
Refugee Action Discharge	1
Relationship Breakdown	90
Return from Abroad	2
To Reunite Couple	1
Unfit Dwelling	7
Victim of/Witness to Crime	2
Not Known/Not Available	105
Total	1981

Homelessness presentation outcomes 16-24 year olds 01/01/2008 – 31/12/2008

Outcome	Number
Advice	434
Full duty active	62
Full duty ceased	28
Full duty fos'd	46
Full duty refused offer	1
Full duty rehoused	94
Not capable	2
Pending decision	8
Prevention	627
Previous discharge applies	19
Full duty – referred to other LA	6
S184 intentionally homeless	64
S184 No priority need	30
S184 Not eligible	46
S184 not homeless	48
Withdrawn app	466
Total	1981

Notes

Advice means that only advice was given, with no follow prevention casework – the advice being sufficient to resolve the situation without the applicant becoming homeless.

Full duty means that the person is accepted as homeless – we have a legal duty to accommodate them.

Not capable means not capable of making an application (this could be due to mental health issues, for example)

Pending decision means that enquiries are ongoing

Previous discharge applies means that there has been no settled address since a previous discharge of homelessness duty

Section 184 decisions are decisions made under homelessness legislation, including the decision that a Full Duty is owed. The duty ranges from a duty to accommodate to a duty to accommodate for a reasonable period only, to a duty to offer advice and assistance.

Withdrawn applications are those withdrawn before one or the other outcomes was reached.

Appendix 10

Accommodation based support for Young People

WARD	NO OF UNITS	NO OF PROPERTIES
Ancoats And Clayton	72	61
Ardwick	28	3
Bradford	6	6
Burnage	7	1
Fallowfield	27	2
Hulme	61	61
Levenshulme	12	2
Longsight	56	29
Miles Platting And Newton Heath	11	1
Moss Side	12	2
Northenden	11	1
Rusholme	26	6
Sharston	26	2
Whalley Range	3	2
Withington	1	1
Grand Total	359	180

Annex 2 – Housing Options for Care Leavers



MANCHESTER
CITY COUNCIL

Children's Services

Report for Corporate Parenting Panel
11.01.2010

Housing Options for Care Leavers



Alex Spolidou, Business Manager for Young People's Support Foundation Ltd
Ruth Welford-Hunte, Service Manager Manchester Leaving Care Service
Ciaran Rafferty, Service Lead for Corporate Parenting and Placements

The Young People's Task Force (YPTF) is part of the services delivered by Young People's Support Foundation Ltd. to young people 16 to 25 years of age predominantly affected by homelessness and housing problems. YPTF service is funded by Manchester Supporting People and was established in September 2007. Its brief is to enable young people who can live independently to access good quality affordable housing through housing options advice and housing support; challenge barriers that prevent young people to access such housing; and increase partnership work with social and private landlords to maximise the supply of good quality affordable housing. YPTF has a dedicated Housing Support Worker for young people in care and care leavers. The YPTF Support Worker is based at the Barnardo's leaving care office in Moss Side 4 days a week to facilitate joint working and easy referral process. The YPTF worker can support a maximum of 15 young people at any one time for a period of 3-6 months to maximise housing options and choice.

1. Care Leavers Supported over the period of Sept 2007 to December 2009

1.1. Number of young care leavers referred since service began; **198** this includes those worked with, on caseload, young people who attended the drop in and those referrals made directly by the YPTF worker.

1.2 Number of care leavers worked with since beginning of project: **67** this figure includes current case load of **14**

1.3 Of the remaining **131** young people referred, but not worked with, they were found to have the following issues that are considered too high and/or complex, therefore falling outside our remit of working with young people who are ready for independent living and have low to medium support needs.

- Mental health issues
- Lifestyle choices – some young people decided to stay with friends or family.
- Non engagement with the service.
- Young people who have their own tenancy.
- Serious criminal convictions including arson, attempted murder and assault.

1.4 Number of cases closed **53** – outcomes: not all young people achieved permanent rehousing due to the following reasons:

- YPTF works with young people for 3/6 months to maximise chances of rehousing and educate the young person to understand the housing system, enabling them to make informed decisions.
- Young people registered to Manchester Housing Register are 'live and eligible' and are on the waiting list for accommodation.
- Some young people are choosing to wait for social housing.
- More young people are presenting at an earlier age for registration to the Manchester Housing Register; this increases their chances of rehousing as they could have approximately 2 years queue time by the time they reach their 18th birthday.
- Age limit those young people under 18 cannot legally access private accommodation.

- 1.5 Number of care leavers rehoused; **13** – of which **1** from YPTF Partnership with a private landlord, **2** private landlord and **10** to registered social landlords: **9** within Manchester boundaries, **1** Trafford, Irwell Valley
- 1.6 Number of care leavers on current waiting list; **4**
- 1.7 Number of care leavers registered for rehousing **198**, this number includes all those worked with and those registered when attending the drop in.
- 1.8 Number of care leavers who have attended housing registration drop in; **128**, an average of **5** young people attending the drop in.
- 1.9 Number of care leavers who did not attend the appointments with the YPTF Support Worker: **13**

2. Achievements through the Young People's Task Force

- 2.1 There is always a constant flow of referrals coming from the Barnardo's workers, so there is no shortage of clients and caseload is always up to the maximum of 15 clients, with an average on the waiting list of 4 clients. Housing is a major problem with the young people and is always a priority on the workers 'Pathway Plan'. (This plan monitors the planning and progress of each young person).
- 2.2 The Housing Drop In was established as a tool to encourage referrals to the YPTF Support Worker and assist with the registration of care leavers for rehousing. This has proved to be very effective pathway for care leavers to receive housing options advice, register on the housing register and other landlord and those eligible to receive short to medium term housing support by the YPTF Support Worker. The YPTF Support Worker has registered all 198 young care leavers to the housing register and ensured through advocacy work that they are in the correct category.
- 2.3 The Housing Drop –in works well as it is easier for young people to access than going to a housing office. The YPTF Support Worker completes the housing registration on line so it is guaranteed to be processed by Manchester Housing. The Drop-In presents an ideal opportunity to select suitable candidates for YPTF's short to medium support programme.
- 2.4 The Barnardo's office where the drop-in is held, is in a good central location in Manchester, which is accessible to care leavers, they feel comfortable and welcome and there are always meeting rooms available to use for confidential meetings. The YPTF worker also has access to the Client based computer with all data available on each client. There is also Administration support available, if needed to the YPTF Support worker.
- 2.5 Since the introduction of the YPTF worker at Barnardos, there has been a marked shift in attitudes towards gaining a tenancy. The intervention of the YPTF worker has resulted in:

- Young people are now aware of the realities of getting rehousing and the time they will have to wait for social rehousing.
- Young people are educated in how the housing system works and the importance of keeping their rehousing application up to date.
- Young people are encouraged to be more proactive so they will provide the references, use Homefinder or other Choice Based Letting schemes to maximise their chances of rehousing.
- Young people and Barnardos staff are aware of the pre-tenancy training course run by City Centre Project and referrals are made.
- Young people working with the YPTF can be referred for Tenancy Training Course; so far 4 young people have attended.
- YPTF worker has stressed to young people the importance of keeping paperwork they receive relating to their rehousing.

2.6 It is very difficult for a young care leaver aged 16/17 to access the private rented sector as they are not legally old enough to hold a tenancy under law. They will require an 'Equitable tenancy' which puts their tenancy into trust of a third party until their 18th birthday. Following discussions with MCC Solicitors we secured an agreement to draw up Equitable tenancy agreements on a case by case basis. This arrangement increases significantly young people's options to housing and increases confidence in private landlords to take on young people as tenants.

2.7 We have developed partnership working with 5 private landlords who offer good quality, affordable housing to young people. We routinely checks private landlords through MCC Manchester Advice and Private Sector Housing. We also have developed good joint working with Rentwise (MCC Private Sector Housing Scheme that pays bonds on a private property on behalf of the tenant; see Appendix 1 point 4.7). We have also established partnership working with 4 social landlords who also offer good quality affordable housing to young people.

2.8 The Joint working between Young People's Support Foundation through the YPTF and Barnardo's has developed into an effective partnership work that delivers a good preventative and integrated service to care leavers in terms of housing options advice and support to secure and maintain permanent accommodation and independent living post 18.

3. Improvements currently worked on

3.1 A housing sub group of the multi agency care leavers group is being established and will be chaired by Alex Sporidou. The Housing Group will further explore housing options and pathways for care leavers, built on lessons form the YPTF, involve young people's support and accommodation providers in broadening the housing options to care leavers. The subgroup will explore good practice suggestions published in 'Journey to Home: Care leavers' successful transition to independent accommodation' produced as part of the DCSF-funded NCAS accommodation project (<http://www.leavingcare.org/professionals/whoarewe/projects/accommodation/acomresources/journeystohome>). It will also explore innovative housing pathways for 16 & 17 year old who become homeless within the framework of the Southwark Judgement (see Appendix 3).

- 3.2 MCC is currently consulting on the Local Authority's Allocation Policy Review. We will actively participate in this consultation as the Allocation Policy Review making specific reference to young people and the housing offer. This will take place in January/February 2010 (see Appendix 2).
- 3.3 Computer access available for young people so that they can be trained on how to bid on line for homes through both 'Homefinder' and 'Pinpoint' (on-line choice based lettings). They can then bid weekly on the two choice based lettings systems.
- 3.4 YPTF service specification is to work with young people who are ready for *independent living* and are not living too chaotically /or have high support needs. There is a need for an additional mechanism of a multi-agency panel including MCC departments to assess and provide packages of support and appropriate housing options for care leavers who have complex and multiple needs such as serious criminal offences, mental health and or drug and alcohol misuse.
- 3.5 Housing options advice and housing needs assessments should be reviewed on an ongoing basis as part of pathways plan reviews and young people should be reminded of their housing responsibilities i.e. to keep and respond to correspondence from housing department, and always inform the appropriate housing department of any changes to their circumstances i.e. address etc.
- 3.6 There is need for housing options advice training for professionals working with care leavers as most seem to have an outdated understanding of rehousing options and queue times. This can cause unrealistic expectations amongst young people of property types, areas and waiting times which then can lead to make decisions about their housing that are not best informed. The Step Up Training currently designed by MCC Housing Department and City South Housing Trust should address this need.
- 3.7 There is a need of raise awareness, greater understanding and take up of good quality private tenancies by care leavers. There is also need to raise awareness amongst professionals working with care leavers about private landlords as an alternative option to an ever decreasing social housing availability. YPTF service will continue to make links between private landlords and young people in need of housing as well as raise awareness amongst professionals.

4. Specific Barriers faced by Care leavers

- 4.1 There is a need for the Manchester City Council & Partners Rehousing Registration form to provide space to record if a young person is a Care leaver. This information can only be inputted under the 'additional information' section. It is our experience that even when this information is inputted under the 'additional information' section it is ignored and the young person is not given the correct status.
- 4.2 Many Housing Providers are not aware of 'Leaving Care Young People' having priority according to the current Housing Allocations Policy. These young people

should automatically be in category 2X or 2E, no matter where they live in the Country, as they still have a Manchester Connection through Manchester Leaving Care Service. Many leaving care young people are put in Category 3 because they are living outside the Manchester catchment areas.

4.3 Housing Benefit officers are often unaware that 'Leaving Care Young People' are exempt from the Local Housing Allowance 'single room allowance' for the under 25s. This causes unnecessary delays and confusion regarding their Housing Benefit Claims. The Step UP training and continued advocacy from YPTF should address this to a certain extent.

4.4 Many young people find it difficult to source the 2 references required for rehousing. For leaving care young people, this issue is exceptionally difficult. An option we are currently exploring with Children Services is to empower professionals working with young people who are most likely to be involved in young people's lives and have a good knowledge of them for the required time period to provide references.

5. General barriers to rehousing faced by young people using the service

5.1 Timely access to the Rehousing Register is essential and crucial in checking young people's rehousing application and status to ensure that all relevant information and priorities have been given and that the young person is in the correct rehousing group. However the YPTF service has to go through the MCC Housing Department to check these details on regular basis which can prove time consuming and delaying the comprehensive housing options assessment and advice. A liaison person from the Housing Department could prove a useful intervention to resolve this.

5.2 YPTF service has received requests from temporary accommodation providers for assistance with opening up permanent housing options for young people. We have identified a variety of practice on housing options advice and rehousing processes followed by different temporary supported accommodation providers. These may lead to inaccurate housing options advice, inappropriate rehousing registration-usually in the wrong priority category, and loss of queuing time. There is a need to share practices on housing options advice and support with the temporary accommodation providers; as well as provide training and information on rehousing process. There is a need to work in a multi agency way with all temporary accommodation providers who work with young people and care leavers.

5.3 The number of aged-banded properties within social housing is restricting the availability of appropriate housing for young people. This reduces the number of properties that are available for 16-25 year olds and increases the amount of time that young people are on the Rehousing Register awaiting an offer.

5.4 Young people have been reluctant to leave the area in which they are currently living, for example, if they are currently living in Benchill, they only want to be rehoused in Benchill. It has been identified that young people may have a fear of the unknown, they may not have any knowledge of other areas, they may have

preconceived ideas about other areas from family or friends. This issue is city wide. The YPTF workers explain to young people that this limits their rehousing choice. Part of the work that the YPTF workers have been doing with this group of young people is 'myth busting' and orientating young people into other areas to widen their rehousing choices and encourage them to participate in the wider community.

5.5 For some young people, there could be a psychological shift of living in a group setting to living in their own home, with sole responsibility for their tenancy.

6. Other Agencies

6.1 There are a number of agencies that only appear to deal with young peoples rehousing issues once they become 'crisis' and the information and advice provided by professionals is very much 'crisis led'. Young people's housing needs are not assessed in a proactive and preventative way. These are dealt with only when the young person is asked to leave their accommodation or the situation becomes unsafe or untenable for them. Youth Service and Connexions can benefit from training and awareness raising on housing options.

6.2 There is also the view that Statutory Homeless services and hostels are the best choice for young people and other options are not pursued. This has resulted in young people being signposted to agencies inappropriately according to their support needs. Of course, there will always be young people who present in crisis situations that could not have been prevented or predicted who need immediate housing assistance. Again, there seems to be a clear need for training or briefings on rehousing and what service and options are available for young people for agencies working with them.

Case studies

The following case studies are based on young people YPTF worked with.

O.A- DOB 26.10.89

O.A was living in a Manchester Shared Housing Scheme. He was working part time at Asda.

Worker intervention –

- Writing to Manchester and making sure his application was in right category, writing a supporting letter highlighting his need for permanent rehousing.
- Registering him with Stockport Council
- Registering him to attend Pre-tenancy course with City Centre Project – which he attended.

Since moving to his permanent tenancy in Harpurhey on 15th August 2008 worker intervention then involved-

- Took the client to Mustard Tree to get furniture/giving him other contacts for his furniture and fittings.

- Informed client where to register for housing benefit/tracked his claim (only to find out that he is not entitled to any due to earning over the threshold)
- Draw up a budget plan to use as a useful tool to manage his money
- Sorted out his electricity and gas supplies

D.H – DOB 6.5.88

D.H was living in a Manchester Shared housing scheme. His housing application was suspended due to failing to submit references. He was on JSA and had been at his current address for nearly 2 years.

Worker intervention –

- Writing to Manchester to make sure that he was in the correct category and also writing a supporting letter to them highlighting his need for a permanent home.
- Registering him with Arawak Walton, Stockport CC to maximise his chances of obtaining a permanent home
- Encouraging him to stay at his current accommodation after there had been allegations of him supplying drugs to other tenants
- Giving D.H emotional support and reinforcing his housing option advice to make him aware of his responsibilities with regards to his housing.

D.H now has a permanent address in, Moss Side which he moved to in September 08 – worker intervention then involved –

- Giving him contacts for furniture and fittings for his new home and giving him CCG helpline so that the can claim (however he has apparently had £1700 off them this year! With no apparent address)
- Informing him of ongoing support from City Centre Project if needed
- Helping him with his housing benefit

T.P – DOB 03.07.88

T.P, was living at the Annie Kenny Project for 3 years and had not one offer from Manchester Housing, despite being registered for 3 years.

Worker intervention –

- Writing a supporting letter to Manchester City Council explaining T.P's circumstances and her little boy's connection to the local school.

- Giving her contact of other Housing Associations to contact to maximise her chances of a permanent home.
- Informing her about Rentwise and how it fits into private rented properties

T.P has now been offered a house in Chorlton on Medlock and moved in on 20/10/08. Worker intervention then involved -

- Obtain the right housing benefit
- Given contact details for furniture and fittings
- Writing a letter to Mustard Tree furniture store and accompanying her there to look round.
- Giving budget plans to help organise her money.

Annex 3 - Manchester Leaving Care Service

Background

There were 692 LAC/Care leavers known to MLCS (as at Nov 09). Of these 43 are pending cases, 629 open and 20 'inactive'.

201 of the open cases are aged 16 – 17, 414 aged 18 – 21 and 14 aged 22 – 25 (young people enrolled in HE).

19 % (118) young people live with friends or family. A further 7.4 % (47) are with relative/ friend carers. 15.5% (97) young people are still with foster carers and a further 5 % (32) live with their ex foster carers. 18 % (113) are in residential units. Less than 2% (9) are in B & B and 2.5 % (16) in custody. 4 % (27) were living with Supported Lodgings providers. The remainder live in a range of housing provision.

The majority of young people live in the City of Manchester and surrounding boroughs. 54% (340) young people live in Manchester, 8 % (50) in Stockport, 4 % (26) in Oldham, 2% (14) in Warrington. There are 8 young people living in Fylde, 10 in Llandudno and 8 in Guernsey. A full breakdown is available if required – figures have been rounded up.

Just fewer than 20% (125) of open cases are reported as having a disability, the majority Learning Disability. There are also a notable number of young people living with mental ill health conditions that have lasted more than 12 months.

In terms of ethnicity the majority, 74% (467), of care leavers describe themselves as White British, 6.7% (42), Dual Heritage White/Black Caribbean, 4 % (26) Black Caribbean , 3.8% (24) White Irish and just under 2% (12) as Asian Pakistani.

The total number of parents is hard to quantify given many young men do not report their parent status however a new data sharing protocol with Children's Centres should allow for the early reporting of any care leavers who have care of their children.

Current Support

All young people leaving care who are eligible for a Leaving Care Service as defined in the Children (Leaving Care) Act 2000 have a Pathway Plan. This Plan is devised by their Personal Advisor (Barnardo's Leaving Care Worker) or Leaving Care Worker from CAFRASS (for UASC) in conjunction with the young person. This plan builds on the Care Plan and projects a 5 year plan aimed to support care leavers to reach their true potential as they make the transition to adulthood. The young person themselves will have already been consulted by the completion of a comprehensive 'needs assessment' exercise entitled 'Thinking About My Future' (TAMF) prior to the drawing up of this Plan. Relevant adults and workers involved with the young person are consulted as to their own view of the individual's needs and abilities.

The plan covers 7 areas; life skills, accommodation, education and training, employment, health, family/ social relationships and personal support and leisure and

personal development. Leaving Care workers work with young people to 'broker in' various support and assistance to meet assessed needs.

Care leavers are entitled to a first home grant of £1,680. Every effort is made to ensure that this is spent in a planned way but unfortunately where first tenancies break down items purchased can sometimes be mislaid, permanently lost or sold by care leavers often due to a lack of appropriate storage space. Barnardo's workers are also able to access Barnardo's In House Trust on occasion to replace essential items originally purchased with First Home Grants and where Crisis Loans are not awarded.

The Leaving Care Service contributed towards the development of the shared protocol between Housing and Children's' Service. The protocol sets out the shared commitments from Children's Services and Housing services regarding a Corporate Parenting approach for 18 – 21 year old care leavers and housing in Manchester.

The protocol aims to ensure all partners are involved in care leavers Pathway Plans and to develop and establish stronger networks to ensure that young care leavers receive ongoing support to maintain accommodation and move towards independent living

The Service is in receipt of Supporting People funding of £25,000 for the provision of floating tenancy support to 7 young people at anyone time. In addition the Young People's Taskforce second a full time worker to the Service. The worker supports housing registration and liaison with Housing Services. Since Sept 2007 198 Care leavers have accessed 1:1 support via the weekly housing drop in run by the seconded worker.

In addition to actions and contingency plans set out in individual Pathway Plans young people are referred to the City Centre pre tenancy course. Group work is also delivered by the Service in conjunction with partner agencies, for example home safety with the Fire Service, Healthy Lifestyles with Making It Work. The Supported Lodgings team also runs a weekly drop in at the Service to encourage and support referrals for this provision.