

You said	We said	Action
<p>A lot of thought and consideration seems to have been given to trying to address the reasons for homelessness and to provide the appropriate support to people finding themselves in this situation.</p> <p>As long as there are real people on the ground who are experienced and able to work with people who are suffering from the effects or the threat of homelessness all the strategies will have the power to take effect - otherwise it's all just "strategy" and printed words.</p>	<p>The focus on partnership working, early interventions and giving people access to the information they need at a time they need it will be key</p>	<p>We have set target dates for individual actions and will review progress regularly</p>
<p>From the point of view of a registered provider the 2 priorities that are intrinsically linked to and impact upon the work and services we provide are access to services and access to housing. As a landlord we look to reinvest in the business and work to deliver more and more homes. We currently have a good working relationship with housing development at SHDC and WDBC and work collaboratively to deliver affordable housing across our area. The continued development and progress of this partnership working will go towards improving access to housing. With regard to access to services this is something that could be improved between SHDC/WDBC and DCH to help tackle homelessness. Whilst as a social housing provider we look to house those with a housing need there are times when we have to look to take enforcement action against tenants for</p>	<p>We welcome this positive response from one of our biggest local housing providers</p>	

<p>reasons such as rent arrears and anti-social behaviour. Being able to link in with housing benefit and housing options at an early stage can effectively help to address these issues before repossession happens. Perhaps an exchange of direct contact numbers or defined points of contact could help towards this as the switchboard services can be onerous. With regard to anti-social behaviour we currently have involvement at the council's respective anti-social behaviour meetings and these are a beneficial tool in the prevention of homelessness in getting a multi-agency early intervention approach to issues. With regard to access to housing welfare reform and changes to housing benefit entitlement for under 21's and LHA restrictions on social rent for under 35's (capped a shared room tae) also provides a problem which may require some idea sharing and a multi-agency approach between RP's and LA's in working to be able to provide a housing offer to under 35's.</p>		
<p>In a low wage, high cost area, greater emphasis on social housing is needed. It is vital to overcome the financial problems of providing social housing in order to sustain healthy communities.</p>	<p>Affordability of accommodation is a huge issue and we hope that through exploring a variety of housing options we will help people find the best option for them</p>	

<p>The strategy should be simple - build council houses and don't sell them off.</p>	<p>We recognise the need to explore this option more thoroughly and our elected members will be discussing this in the spring of 2017.</p>	
<p>Its deeply flawed and you clearly have not only spoken to those without a home or permanent address, it's clear that you don't really intend to do anything about it. It's just a requirement to 'have' a strategy on paper and that's all. Classic tick boxing responsibility avoidance</p>	<p>Every effort has been made to engage with people from all aspects of our local community. We also held an event with rough sleepers at Burke Road Drop in Centre, where service users talked about what they</p>	

	needed from the strategy.	
Taking in account my previous comments, access to alternative affordable accommodation needs to be a priority. There are lots of models of low cost modular housing and this combined with a housing first approach would be beneficial.	Both the principles of housing first and low cost modular housing will be explored as part of the tiny houses project	
A well thought out and comprehensive strategy.		
The strategy (both) are very well written and would no doubt show that the Author (s) have worked very hard putting them together. But it is all just words. What SHDC need to do is provide a huge hostel (night shelter) and deal with Homeless People head on. Let them get cleaned up, provide clean clothes to them and feed them. THEN introduce them to services following an initial assessment by shelter staff.  Causes?	There are no plans to build a night shelter in the South Hams. It is our desire to proactively work with people in getting them off the streets than help sustain a street lifestyle	
I think it will be difficult to implement without adequate funding, with cuts being made to everything else this is another area that will suffer as a result	If the interventions in	

	<p>this strategy are successful and lead to increased homeless prevention, we will as a consequence spend less on temporary housing.</p>	
<p>Recognises the complex factors leading to homelessness and the need for partnership working to prevent it and assist people affected.</p>		
<p>The 'local picture' statistics are enlightening and do not make comfortable reading because there is obviously a human story behind all of them. Kingsbridge Town Council was approached by 2 homeless persons in 2016. The councils' priorities are laudable and it is excellent news to see actions in place to help people in the spiral of homelessness. We wish you every success in achieving your goals and offer our local support.</p>	<p>We thank Kingsbridge Town Council and look forward to closer partnership working in the future.</p>	
<p>The scheme correctly identifies that you cannot look at housing issues for the homeless without addressing the root causes of their homelessness. The use of a multi-agency approach is flawed by the constant turnover of staff. A key worker approach is more valuable.</p>	<p>We recognise this as an issue and by training our partner</p>	<p>HSS3</p>

	organisations as a first point of contact we hope that we can embed some of the principles of a key worker who is trusted by the person	
The proposed strategy is excellent but needs to be implemented with vigour as soon as possible. Too many good plans fall by the wayside when the financial implications are discussed in Full Council Meetings.	Early intervention work will prevent the need for costly temporary accommodation further on.	
The strategy should place greater emphasis on the provision of support at local levels, to ensure tenancies are sustained and accommodation is maintained. I would suggest a case is made to the care and support commissioners at County level for a reallocation of funds from the care budget, to provide preventative support services.	DCC as commissioners of homeless prevention contracts do work in partnership with both South	

	Hams & West Devon Councils.	
Over optimistic on what can be achieved with the available funding.	We will regularly review our progress on actions	
<p>Some consideration and possible prioritisation is also given to the following issues: - 1. Adverse impact on children and young adults caused by homelessness and how this reduces their future life chances. Suggest much closer working with schools, colleges, mental health services and children's social services to explore every possible way to minimise these adverse impacts and the long term harms to children and young people. How this multi-agency cross working might actually work in practice to be carefully considered and included in the Homeless Strategy. 2. Recognition in the Homeless Strategy that many homeless people are suffering from mental health problems that may have either contributed to their homelessness or have arisen since becoming homeless. Suggest Strategy includes a commitment to much closer working with community mental health services, GP's and mental health charities to explore the best ways of helping people with mental health problems in respect of any housing difficulties they are experiencing. Recognition to be given in the Strategy that early help with mental health problems may prevent homelessness further down the line. Homelessness may also lead to self-harm and suicide - better support and care of homeless people may possibly help reduce the shockingly large numbers of people who take their own lives, which is especially high amongst young single men. 3. Employment. A local low wage</p>	Please see previous comments on this answer to the previous question regarding the 4 priorities.	

economy, increase in zero hour contracts, unemployment and job insecurity may all contribute to homelessness. Economic development plans and other relevant policies and strategies produced by DCC and WDBC should be asked to carefully consider and clearly detail how these development plans, policies and strategies can improve employment prospects of the local population and help to reduce homelessness and improve poor quality housing.

4. Impact of homelessness and/or living in sub optimal conditions on health (physical and mental) and life expectancy. There is scope for better collaboration between health services including mental health services, Directors of Public Health, Council Services and voluntary sector to help maintain and improve the health of homeless people. Better health may reduce the future risk of homelessness e.g. better choice of work, employment or the physical ability to access educational opportunities. Can the Homeless Strategy please detail working relationships with health services, Public Health services, Councils and voluntary sector and how such collaborations can help improve the health and life expectancy of homeless people and those at risk of homelessness?

5. Significantly improve local employers and general public's perception of homeless people - to reduce the stigma of being homeless and the sense of humiliation and failure that may accompany this. This might encourage some local employers to consider employing and/or assist in other ways a homeless person in need of a job. There is possibly some scope to very sensitively share some of the life stories of local homeless people, to help employers and general public better understand how individuals and families can become homeless - to help dismiss the rhetoric that anyone who is homeless must be lazy or a shirker to become homeless. Homelessness need a bit of a PR and public education campaign showing the life stories, achievements and lived



experiences of homeless people. This could help educate the public how easily it is for anyone to fall on hard times, and/or a personal change of circumstances/relationships that could eventually result in homelessness. Would provide a media platform to inform local residents what they can do to minimise the risk of this happening to them and what they should do/where they can go for help if they are heading towards or have become homeless. Perhaps the Council communications team could do some valuable work with local press, media and social media on the above and these kinds of stories.

6. Recognition in the Strategy of the roles played by and clear signposting to non-council organisations such as Samaritans, Citizens Advice Bureau, Food banks etc. that people can contact if they need help with the issues described above related to homelessness. These organisations might just help some individuals from becoming homeless and/or help them if they are already homeless...

7. The Homeless Strategy should attempt to consider what the impact of Brexit might be on homelessness in West Devon and South Hams and have some plans in place to help mitigate as far as possible against any increase in homelessness that might arise before and after Brexit?

8. Role of education services - schools, colleges and adult education can help some people avoid homelessness by improving their self-confidence, educational attainments and life chances through access to education. In rural areas access to education can be very difficult, especially if individuals are dependent upon limited public transport and/or either don't have access to broadband or live in area with poor broadband. Can the council possibly do more in this strategy to help people better access education opportunities? Alongside education - coaching and mentoring can be a very powerful tool in assisting individuals tackle many complex life issues and challenges and to improve their life chances. Is there any

<p>way coaching and mentoring could be facilitated by the Council - perhaps in collaboration with local businesses and charities to provide coaching and mentoring support to individuals at risk of homelessness or who are already homeless.</p>		
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ANSWERS IN DETAIL; PLEASE GIVE YOUR COMMENTS ON THE HOMELESS STRATEGY