

Stratford-on-Avon District Housing Forum
 Single people in housing difficulties
 March 2014 survey results
Executive summary

1 Purpose of the survey

Stratford-on-Avon District Housing Forum is a partnership of local statutory, voluntary and other organisations that deal with, or regularly come across, people in Stratford-on-Avon District who have housing problems. The Forum undertook a multi-agency survey during March 2014 to get information on the housing and support needs of single people in the District. The survey results will help the Council and its partners to target resources and deliver actions in the Housing Strategy.

2 How we did the survey

A questionnaire was completed for each single person that approached an agency. The questionnaires were then analysed. To identify trends, the results of the 2014 survey and the last survey in 2010 were compared.

Thirteen agencies (Bromford Support; Housing Advice Team (HAT) Stratford-on-Avon DC; Stratford and District Citizens' Advice Bureau; Stonham; Orbit; Coventry Cyrenians; Families First; Together; Warwickshire Probation Trust; Stratford Municipal Charities; Redditch Nightstop; Sheldon Bosley) completed 128 forms. Some people approached more than one agency.

A total of 104 different single people in Stratford-on-Avon District experienced housing difficulties in March 2014.

Similar exercises in October 2010 and February 2009 identified 127 and 62 single people respectively.

3 Gender & age

Approximately 70% of all single people were men. See the table below.

Single people in housing difficulties in 2014 were noticeably older than in 2010. Young people aged 16 to 25 years accounted for almost a quarter of all single people in 2014 but 43% of single people in 2010.

Gender and age of single people in 2014

Age	Men	Women	Transgender	Total number of people	Percentage of all people
16 – 17 years	2	3	0	5	5%
18 – 25 years	15	4	1	20	19%
26 – 34 years	16	9	0	25	24%
35 – 59 years	35	12	0	47	45%
60 – 65 years	6	1	0	7	7%
Total no. of people	74	29	1	104	-
% of all people	71%	28%	1%	-	100%

4 Ethnicity and home district

Most people were White British (93%). The majority of people were from Stratford-on-Avon District Council area (88%). Nearly all other people were from adjoining local authority areas.

5 Housing situation

Most people were renting privately or lodging (25 people) or renting from a housing association (23 people). This was followed by supported accommodation (15 people) and staying with family other than parents or friends (14 people). The latter was the most common situation in 2010.

6 Main reason for housing difficulties

Being unable to afford accommodation because it is too expensive and or not managing financially is the main reason for people experiencing housing difficulties. People in all tenures are affected but there is a strong link to private rented. A total of 24 people had or were about to be repossessed or evicted; the majority had rent or mortgage arrears. Another 16 people had rent or mortgage arrears but were not at the repossession or eviction stage.

In 2010 non-violent relationship breakdown was the main cause of housing difficulties. More people are in acute housing difficulties in 2014 than in 2010.

7 Homelessness

Half of all people thought they were homeless. However, two thirds of young people aged 16 to 25 years old thought they were homeless.

8 Rough sleeping and no settled accommodation

Twelve different people, including two 17 year olds, slept rough at different times. Another ten people, including one 17 year old, were sofa surfing because they had no settled accommodation; none were sleeping rough.

9 Most common unmet support needs

In all 82 people had support needs. The most common *unmet* needs were

- Housing support - often help to find accommodation – 28 people;
- Help with budgeting and benefits – 19 people;
- Mental ill health – 18 people (15 thought they were homeless);
- Training & employment – 15 people.

The number of people not receiving support for mental ill health is a significant new problem – albeit that it mirrors the situation ten years ago.

Young people's main *unmet* support needs were budgeting and benefits, housing support, training and employment and to a lesser extent misuse of drugs. Six young people were NEETS (not in education, employment or training) who were not being supported. Three of the six were homeless.

For more information or further analyses please contact Renata Mosz
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Stratford-on-Avon District Housing Forum

Single people in housing difficulties

March 2014 survey results

1 Why and how we did the survey

- 1.1 Single people struggle to find any affordable accommodation in Stratford-on-Avon District. This is a long-standing problem.
- 1.2 The District includes Stratford-upon-Avon, Alcester, Studley, Bidford, Henley-in-Arden, Kineton, Wellesbourne, Southam and Shipston-on-Stour and the surrounding rural areas.
- 1.3 To find out more about the housing and support needs of single people, including people who sleep rough and young people, Stratford-on-Avon District Housing Forum did a multi-agency survey. The District Council and its partners are using the survey results to decide what to do next and to inform actions in the new housing strategy.
- 1.4 The District Housing Forum is a partnership of a wide range of local statutory, voluntary and other organisations that deal with, or regularly come across, people in this District who have housing problems. The aim of the Forum is to

To work strategically in partnership as an independent and impartial Forum to improve the housing and support options of all people in Stratford-on-Avon District who are experiencing housing difficulties, or who are at risk of experiencing housing difficulties.

- 1.5 Members of the Forum include

- Age UK;
- Bromford;
- Chapter 1;
- Charnwood;
- Coventry Cyrenians;

- Doorway;
- ESH Works;
- Families First;
- Heart of England Mencap;
- MACS: Mediation & Community Support;
- Orbit Heart of England Housing Association;
- NHS Primary Care Trust;
- Redditch Nightstop;
- Refuge;
- Springfield MIND;
- Stonham Housing Association;
- Stratford & District Citizens Advice Bureau;
- Stratford Municipal Charities;
- Stratford-on-Avon District Council;
- Stratford Town Trust;
- Stratford Foodbank;
- Swanswell Trust;
- Together;
- VASA (Voluntary Action Stratford-upon-Avon);
- Warwickshire County Council (Adult / Children's' / Supporting People Services);
- Warwickshire Probation Service.

1.6 Member organisations were asked to complete a simple monitoring form (see Appendix 1) for every housing enquiry their agency received from single people during the period 1 March to 31 March 2014 inclusive.

1.7 Agencies were also asked to note if anyone had previously been in the armed forces.

1.8 The data was analysed and the survey results are set out below. The key differences between the results of the 2014 survey and the previous survey in October 2010 are outlined in section 10.

2 Survey response rate & number of people in housing difficulties

- 2.1 A total of 128 forms were completed and returned by 13 agencies (see Table 1).

Table 1 Number of forms returned by agency

Agency	Number of forms
Bromford Support	33
HAT (Housing Advice Team), Stratford-on-Avon DC	33
CAB: Stratford and District Citizens' Advice Bureau	25
Charnwood	13
Stonham:	0
General	1
Probation	2
Young people	5
Orbit	5
Coventry Cyrenians	3
Families First	2
Together	2
Probation	1
Stratford Municipal Charities	1
Redditch Nightstop	1
Sheldon Bosley	1
Total	128

- 2.2 Excluding people who approached more than one agency, and seven incomplete forms, **agencies dealt with 104 different single people who experienced housing difficulties in March 2014.**

The remainder of this analysis refers to these 104 single people.

3 Gender, age, ethnicity and home district

3.1 Approximately 70% of single people in housing difficulties were men. The age of single people in housing difficulties ranged from 16 to 65 years. Young people from 16 to 25 years accounted for 24% of all single people. Table 2 gives a breakdown of the number of people by gender and age.

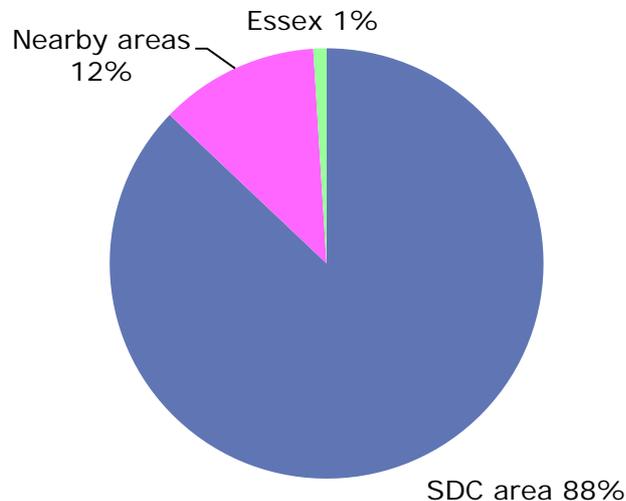
Table 2 Number of people by gender and age

Age	Men	Women	Transgender	Total number of people	Percentage of all people
16–17 years	2	3	0	5	5%
18–25 years	15	4	1	20	19%
26–34 years	16	9	0	25	24%
35–59 years	35	12	0	47	45%
60–65 years	6	1	0	7	7%
Total number	74	29	1	104	-
% of people	71%	28%	1%	-	100%

3.4 Of the 98 people whose ethnicity was known 91 were White British (93%). The other seven people were Black British, Asian, White Other and “mixed race” (7%).

3.5 About 88% of the 95 people whose home district was known were from Stratford on Avon District Council area (see Figure 2). More specifically, 84 people were from Stratford-on-Avon District Council area; 10 people were from nearby areas i.e. Warwick District (three people), Evesham, Banbury, Coventry, Redditch, Rugby, Worcester, Nuneaton & Bedworth and one person was from Essex.

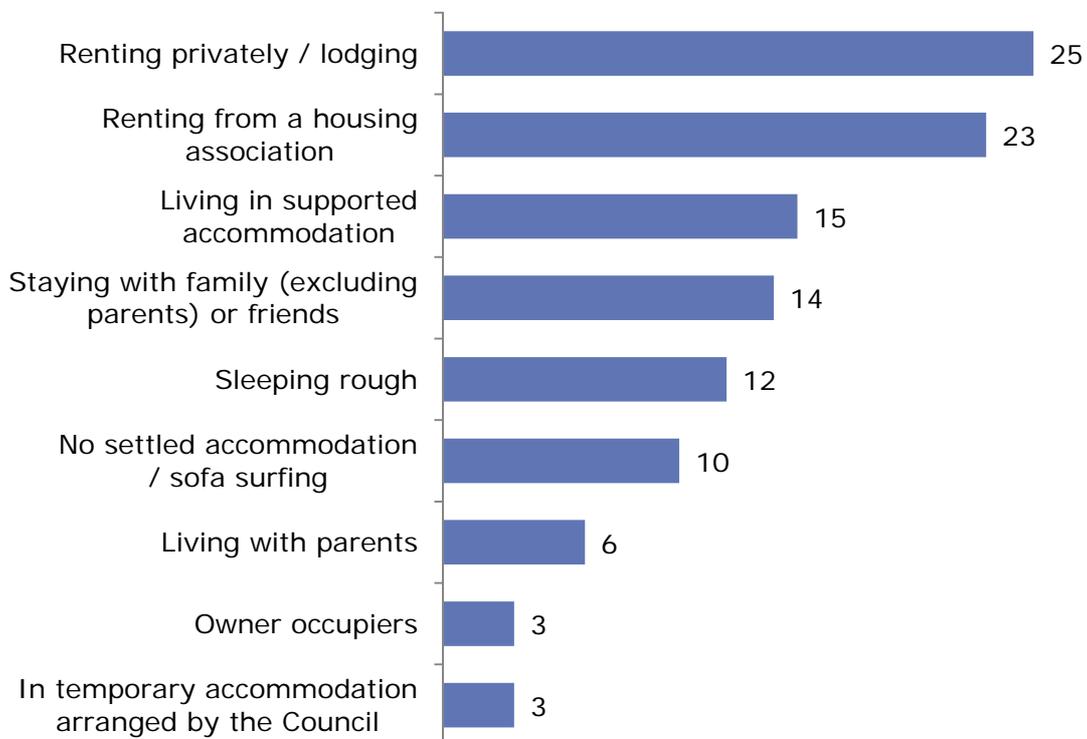
Figure 1 Home district



4 Current housing situation

- 4.1 The most common housing situation of people experiencing housing difficulties was renting privately or lodging (25 people). Eleven of these people thought that they were homeless (see Figure 2).
- 4.2 Other common housing situations were
- renting from a housing association (23 people);
 - living in supported accommodation (15 people);
 - staying with family members other than parents or with friends (14 people). Ten people thought that they were homeless.
- 4.3 Eleven men and one woman slept rough at different times during March 2014. Two of the men sleeping rough were 17 years old.
- 4.4 Another ten people were sofa surfing because they had no settled accommodation. None of these ten people were sleeping rough.

Figure 2 Number of people by current housing situation



- 4.5 Further information about people's housing circumstances, age and homeless status is set out in Table 6 in Appendix 2.

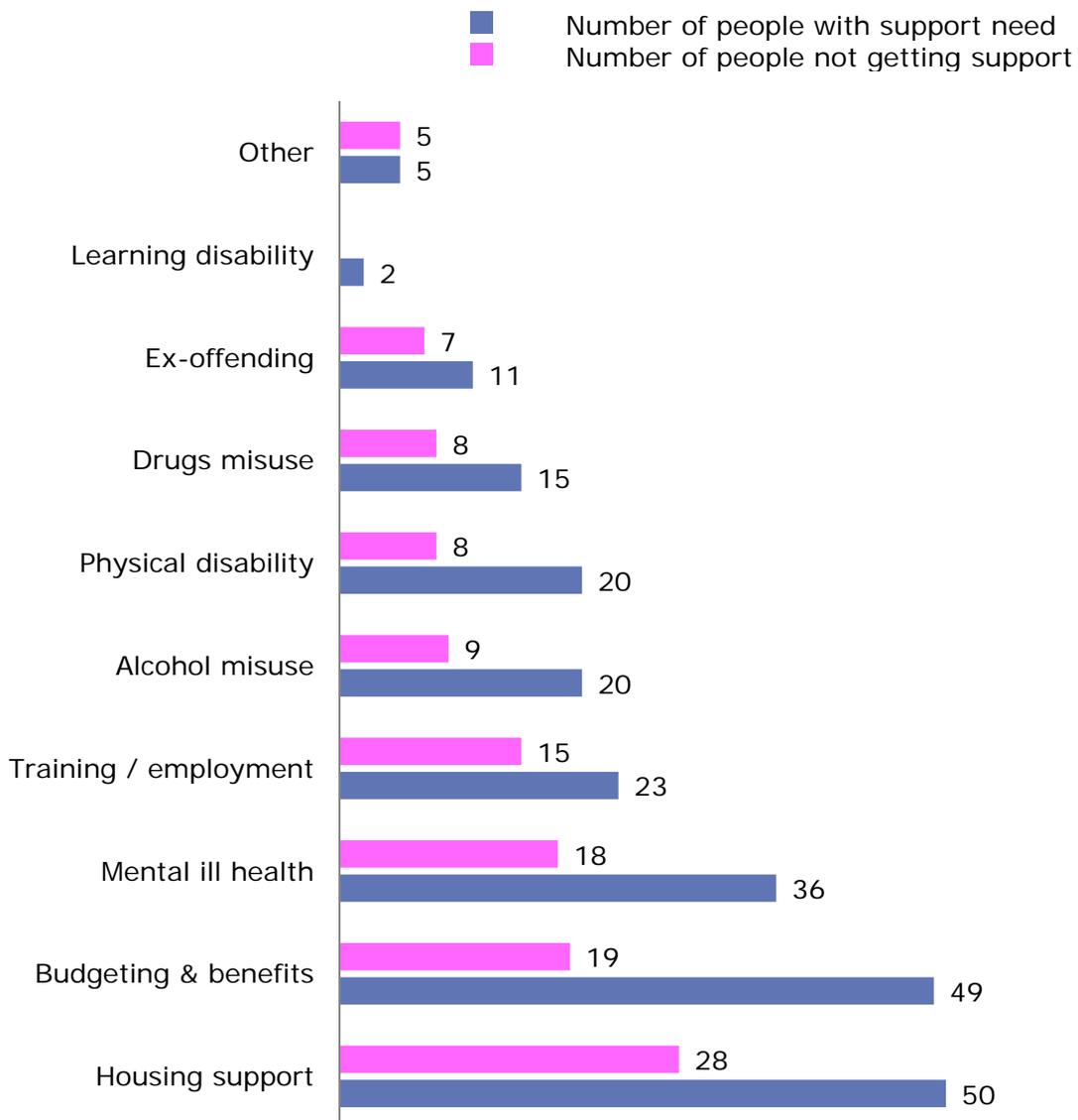
5 Reasons for housing difficulties

- 5.1 Being unable to afford accommodation because it is too expensive and or people not managing financially is the principle reason for people experiencing housing difficulties. People in all tenures are affected but there is a strong link to private rented.
- 24 people had or were about to be repossessed or evicted; the majority had rent or mortgage arrears.
 - 16 additional people had rent or mortgage arrears but were not yet at the repossession or eviction stage.
 - 14 people said that accommodation was too expensive. Eight were renting privately or lodging.
 - 5 other people could not afford accommodation because of redundancy
 - one owner occupier facing imminent repossession;
 - one private renter facing imminent eviction;
 - two housing association tenants affected by the bedroom tax;
 - one person sleeping rough who lost his accommodation when he lost his job because he could not afford it or any alternative accommodation.
 - 12 people had non-housing debt.
- 5.2 Other common reasons for housing difficulties were
- asked to leave by family or friends (20 people);
 - seeking independence (14 people of whom eleven were aged 35 to 63 years);
 - non-violent relationship breakdown – family breakdown as well as partners separating (13 people)
- 5.3 Nobody in housing difficulties was recorded as having an armed forces background.
- 5.4 More information about the reasons for housing difficulties is set out in Table 7 in Appendix 2.

6 Support needs

- 6.1 There were 22 people with no stated support needs.
- 6.2 A total of 82 people had support needs; some people had more than one support need. Many people are already receiving support but others are not getting the support that they require (see Figure 3).

Figure 3 Number of people with support needs and unmet needs



Notes

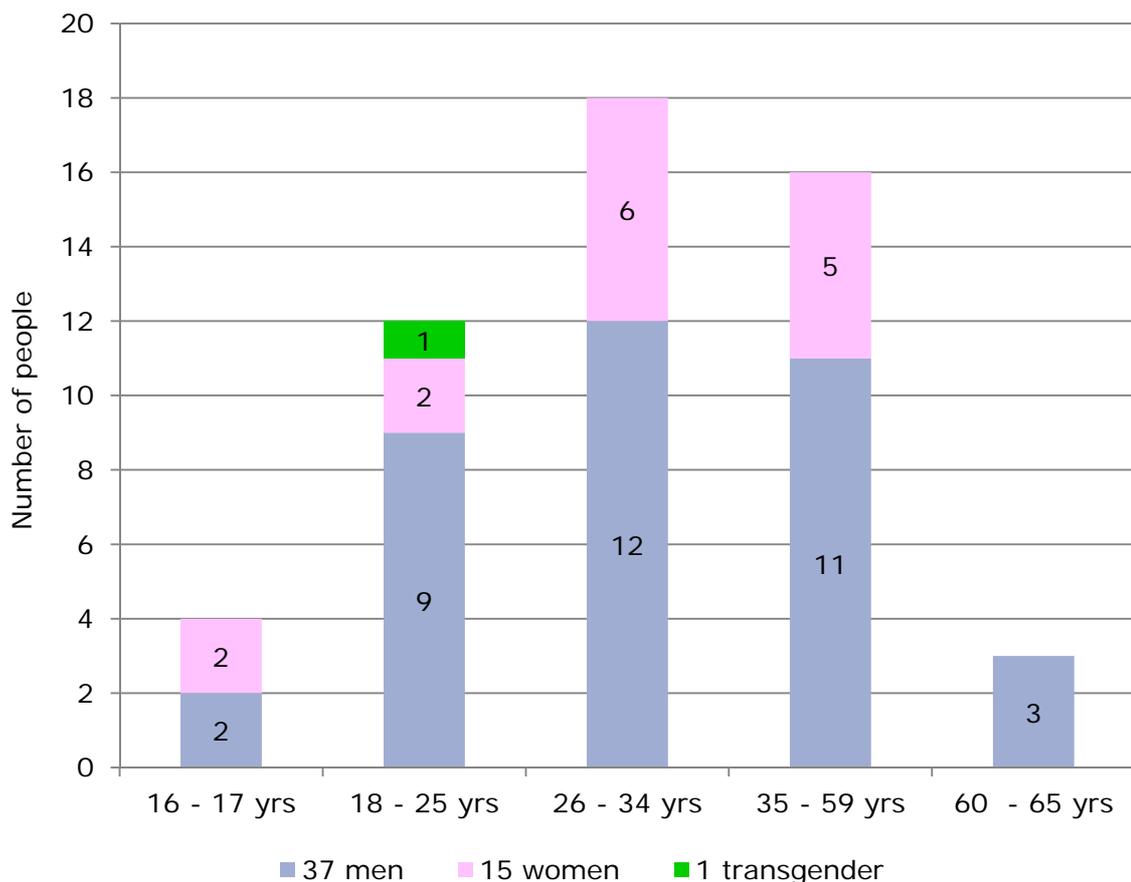
- i) "Other" refers to life skills; finding own place in Stratford; debt; health and domestic violence.
- ii) There were six people with mental ill health and drug issues; four of these people were not receiving any support.

- 6.3 The most common *unmet* support needs were
- housing support - often help to find accommodation – 28 people;
 - budgeting and benefits – 19 people;
 - mental ill health – 18 people (15 thought they were homeless);
 - training & employment – 15 people.
- 6.4 The number of people not receiving support for mental ill health and the number of these people who think that they are homeless stands out. This is a new problem – albeit that it mirrors the situation ten years ago.
- 6.5 The people not getting support for mental ill health were aged from 17 to 58 years but most were in their late thirties, or forties and fifties. They were living in a variety of tenures except for three people who were sleeping rough. Five people were being repossessed or evicted and five different people had rent or mortgage arrears. It is impossible to distinguish cause from effect.
- 6.6 Other significant unmet support needs were alcohol misuse; physical disability; drugs misuse and ex-offending.

7 People who think that they are homeless

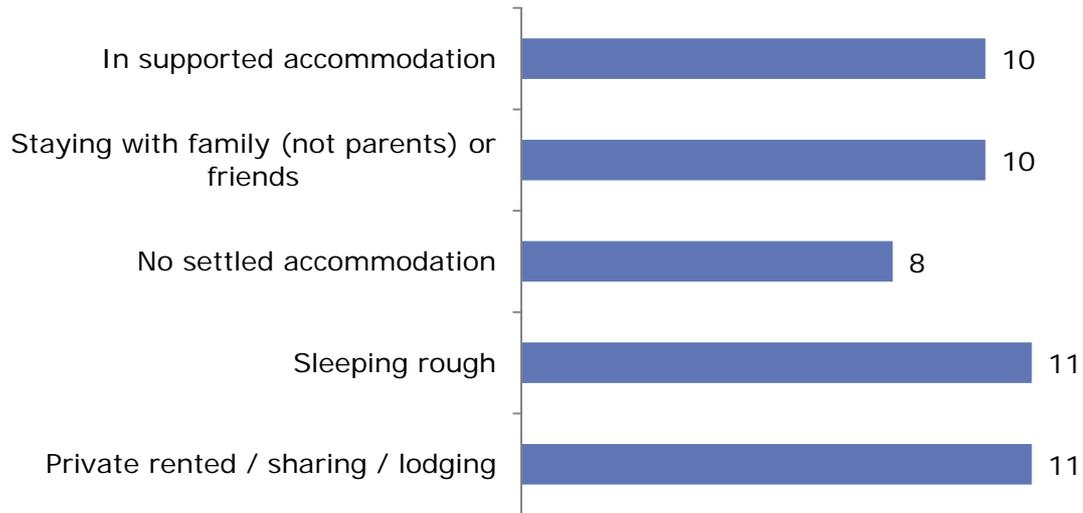
- 7.1 Half of all single people considered themselves to be homeless (51% or 53 people).
- 7.2 At least 79% of homeless people were from Stratford-on-Avon District Council area.
- 7.3 At least 92% of homeless people were White British (49 people). The other four people described themselves as Black British; Black British/ Caribbean; Iranian and mixed race respectively.
- 7.4 Homeless men outnumbered women by more than 2 to 1. About a third (30%) of homeless people were young people aged 16 to 25 years (see Figure 4).

Figure 4 Number of homeless people by age and gender



- 7.5 The majority of people who thought that they were homeless were sleeping rough, had no settled accommodation; staying with family other than parents or with friends; in private rented accommodation and in supported accommodation (see Figure 5).

Figure 5 Number of homeless people by current housing (common situations only)

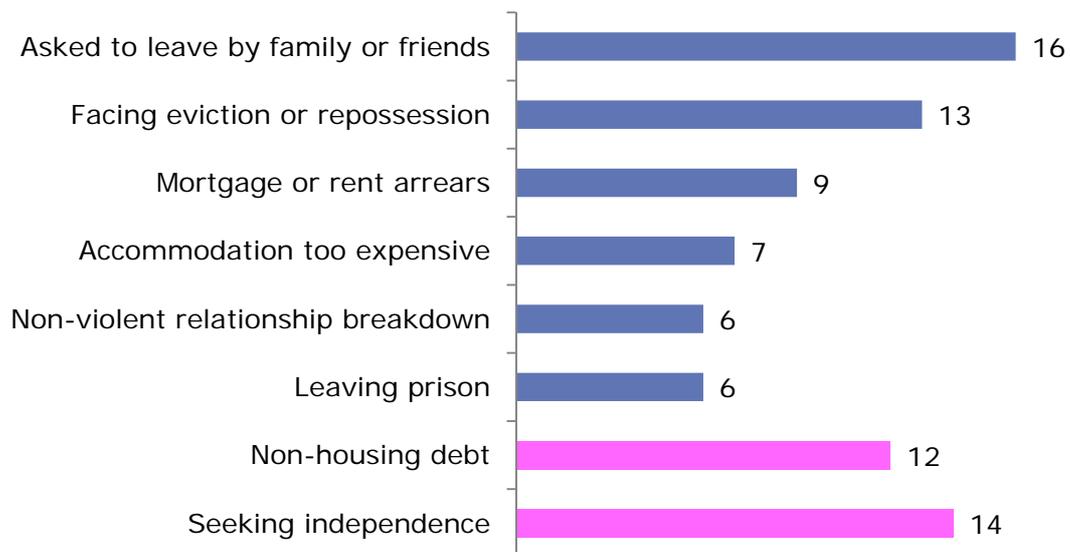


Note

People sleeping rough were not the same people as those who had no settled accommodation.

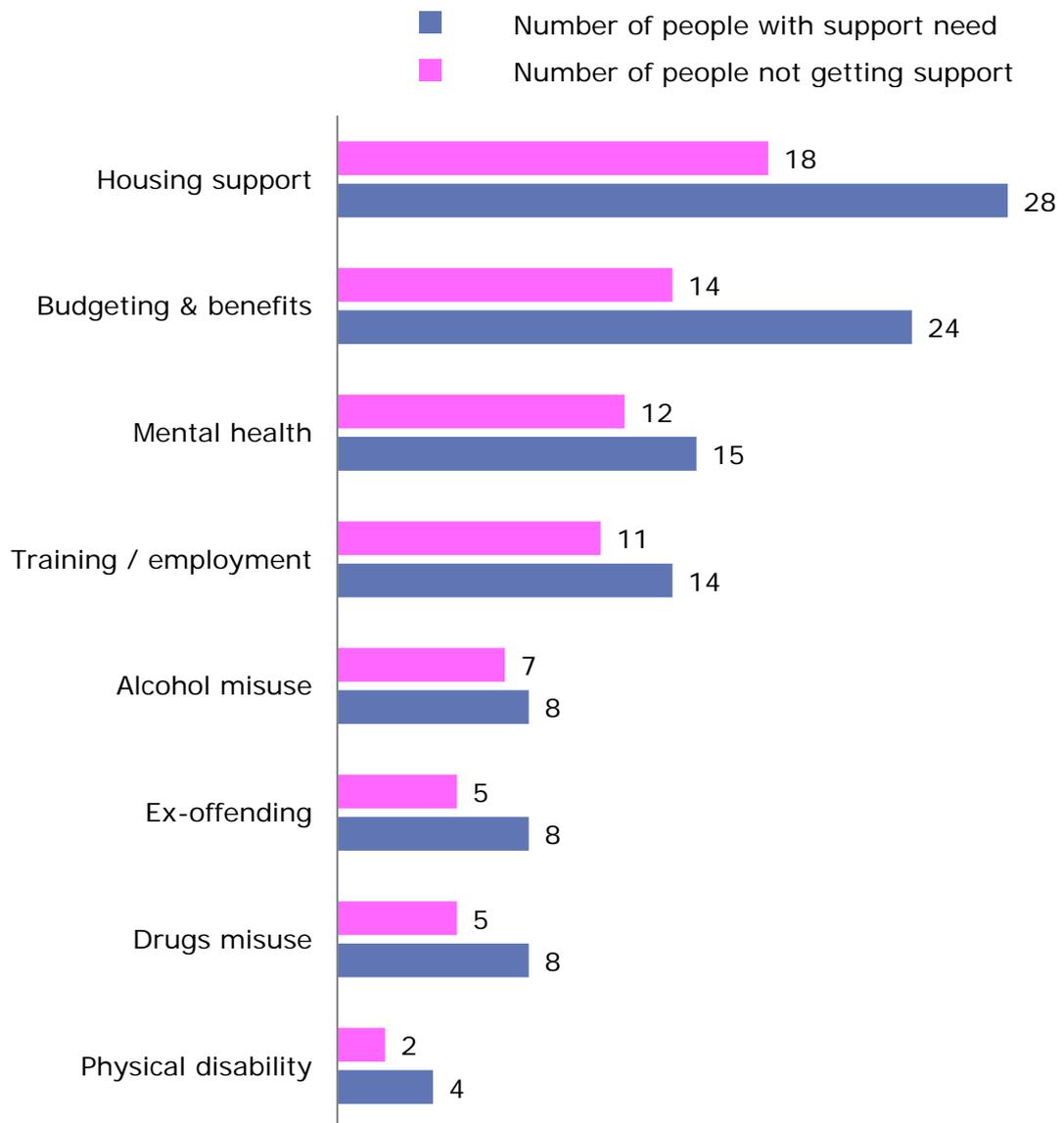
7.7 Being asked to leave by family or friends and not being able to afford accommodation were the main reasons for homelessness. The *same* people also had non-housing debt and were seeking independence (see Figure 6). The majority of people with non-housing debt and seeking independence were older people; most were in their late forties, fifties and sixties.

Figure 6 Main reasons for homelessness by number of people



- 7.8 Thirty nine of the fifty three people who think that they are homeless have support needs.
- 7.9 The most common unmet support needs of homeless people are housing support; budgeting and benefits advice; mental ill health and training and employment (see Figure 7).

Figure 7 Number of homeless people with support needs and unmet support needs



8 People sleeping rough and people with no settled accommodation

- 8.1 Twelve different people slept rough at different times during March 2014.
- 8.2 Another ten people were not sleeping rough but had no settled accommodation and were "sofa surfing". These ten people are at risk of ending up sleeping rough in the future.
- 8.3 More than 80% of the 22 people sleeping rough and with no settled accommodation were men (18 men and 4 women). People of all ages were affected with the youngest being three x 17 years and the oldest person being 65 years. The majority of people were White British and from Stratford-on-Avon District (see Table 3).

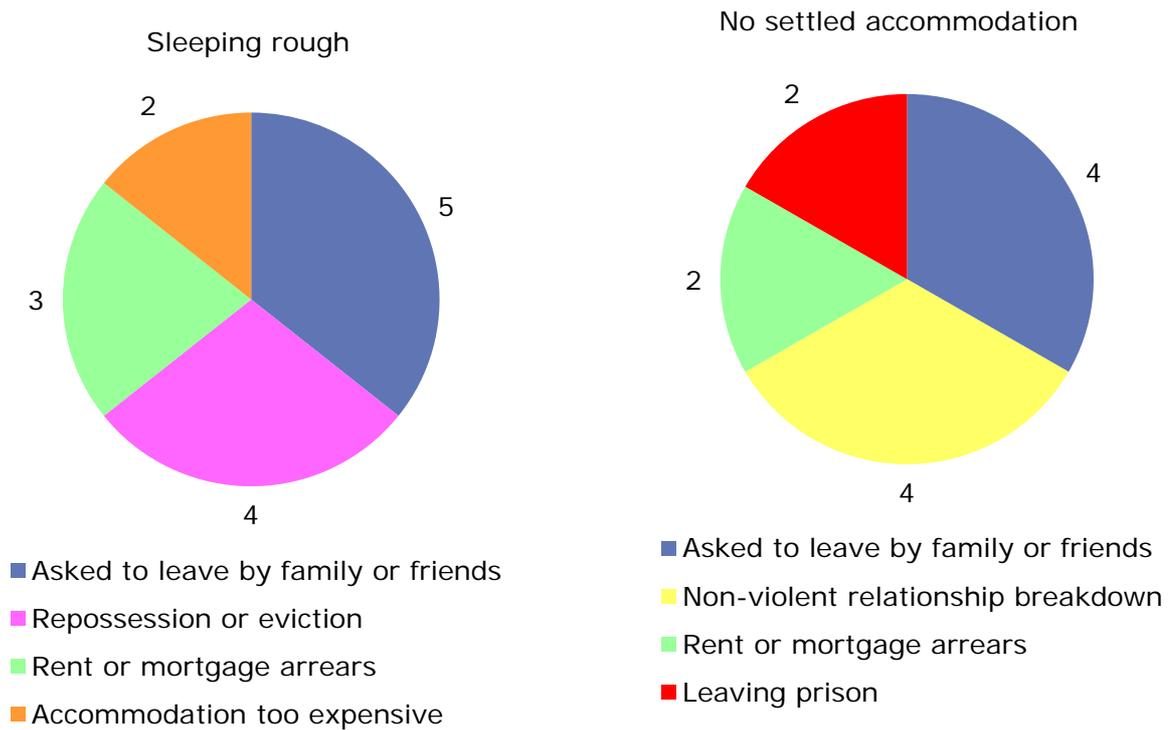
Table 3 Number of people sleeping rough and with no settled accommodation by gender, age, ethnicity and home district

	People sleeping rough	People with no settled accommodation who are sofa surfing
Gender	11 men 1 woman	7 men 3 women
Age	2 x 17 years 1 x 25 years 4 x 26 to 34 years 4 x 35 to 59 years 1 x 65 years	1 x 17 years 3 x 21 years 4 x 26 to 34 years 1 x 35 years 1 x 50 years
Ethnicity	11 White British 1 Black British	9 White British 1 Mixed Race
Home district	12 x Stratford-on-Avon District	9 x Stratford-on-Avon District 1 x Rugby

- 8.4 The most common reason for people sleeping rough and having no settled accommodation was being asked to leave by family or friends.

8.5 The other main reasons for people sleeping rough were repossession or eviction; rent or mortgage arrears and accommodation being too expensive. Other reasons for people with no settled accommodation were non-violent relationship breakdown, rent or mortgage arrears and leaving prison (see Figure 8).

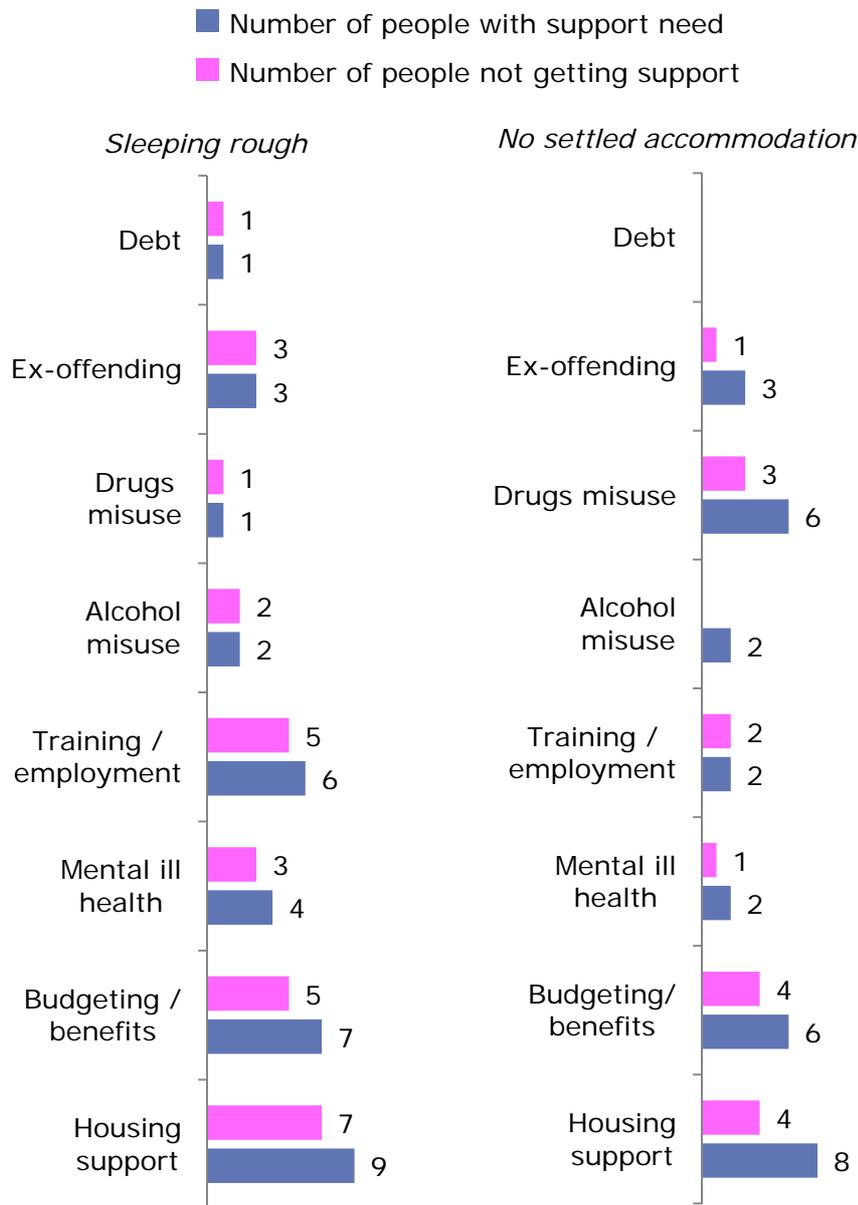
Figure 8 Main reasons for housing difficulties by number of people sleeping rough and with no settled accommodation



8.6 Two people who were sleeping rough had no identified support needs.

8.7 The remaining 20 people had a wide range of multiple support needs: housing support (often to find accommodation); budgeting and benefits; mental ill health; training and employment; alcohol misuse; drugs misuse; ex-offending and debt (see Figure 9).

Figure 9 Number of people sleeping rough and with no settled accommodation with support needs and unmet support needs



8.8 Of the 20 people with support needs

- 6 people had mental health issues (but no drugs and alcohol issues, and no ex-offending or care backgrounds);
- 3 people had combined drugs, alcohol and ex-offending needs;
- 2 people had combined alcohol and ex-offending needs;
- 2 people had combined drugs and alcohol issues.

8.9 Eleven of the people sleeping rough and eight of the ten people with no settled accommodation thought that they were homeless.

9 Young people aged 16 to 25 years

9.1 **Twenty-five young single people aged 16 to 25 years experienced housing difficulties in March 2014.**

9.2 Young people accounted for 24% of all single people in housing difficulties and 30% of all people who thought they were homeless.

9.3 Young people approach or engage with a wide range of agencies but in particular Bromford, Orbit, HAT and Stonham (see Table 4). It should be remembered that young people not in contact with any agency were excluded from this survey.

Table 4 Number of young people by agency

Organisation	Number of young people
HAT & Bromford	1
HAT & Stonham	1
Stonham & Cyrenians	1
Bromford	6
Orbit	5
HAT	3
CAB	2
Stonham	2
Charnwood	1
Cyrenians	1
Families First	1
Redditch Nightstop	1

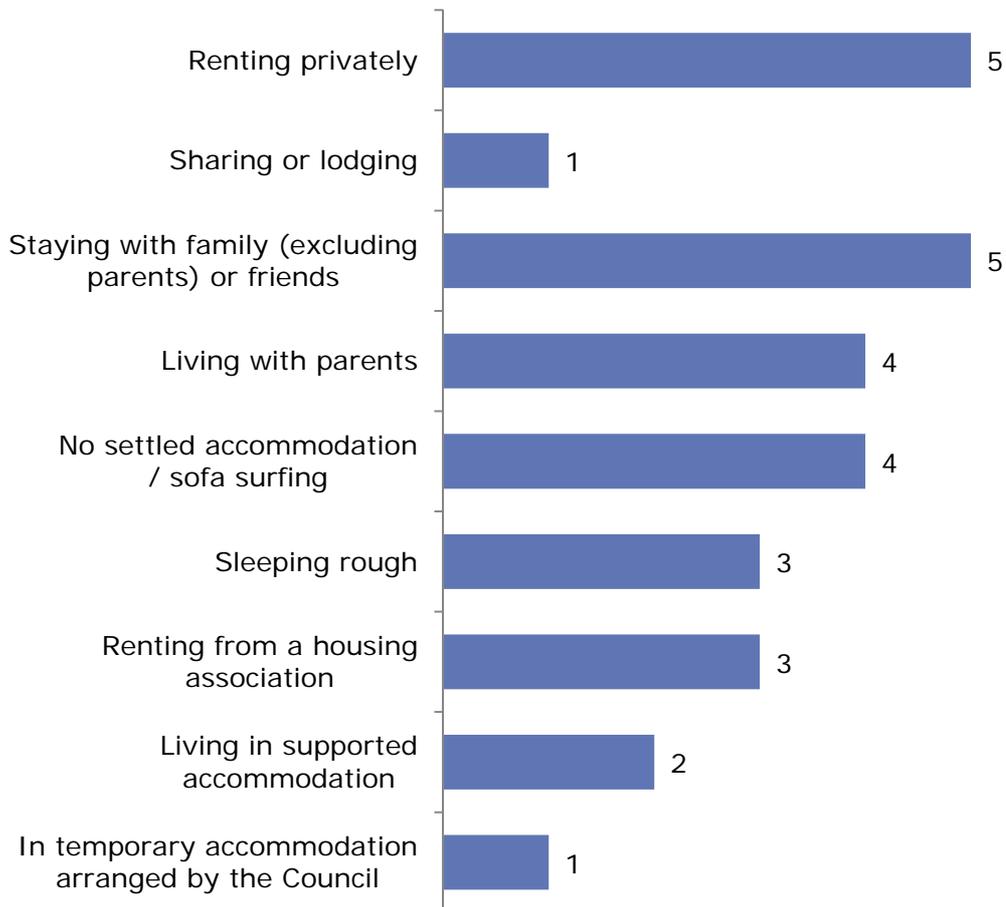
9.4 Almost 70% of young people were men. There were five people aged 16 to 17 years (two men and three women). The majority of young people were White British and from Stratford-on-Avon District (see Table 5).

Table 5 Number of young people by gender, age, ethnicity and home district

Gender	17 men 7 women	1 transgender
Age	5 x 16 to 17 years 20 x 18 to 25 years	
Ethnicity	24 White British 1 unknown	
Home district	24 x Stratford-on-Avon District 1 x Nuneaton & Bedworth	

9.5 The housing circumstances of young people varied considerably. Most common was renting privately and staying with family other than parents or friends (see Figure 10).

Figure 10 Number of young people by current housing situation (some were moving around)



9.6 Almost two thirds of young people thought they were homeless (16 people).

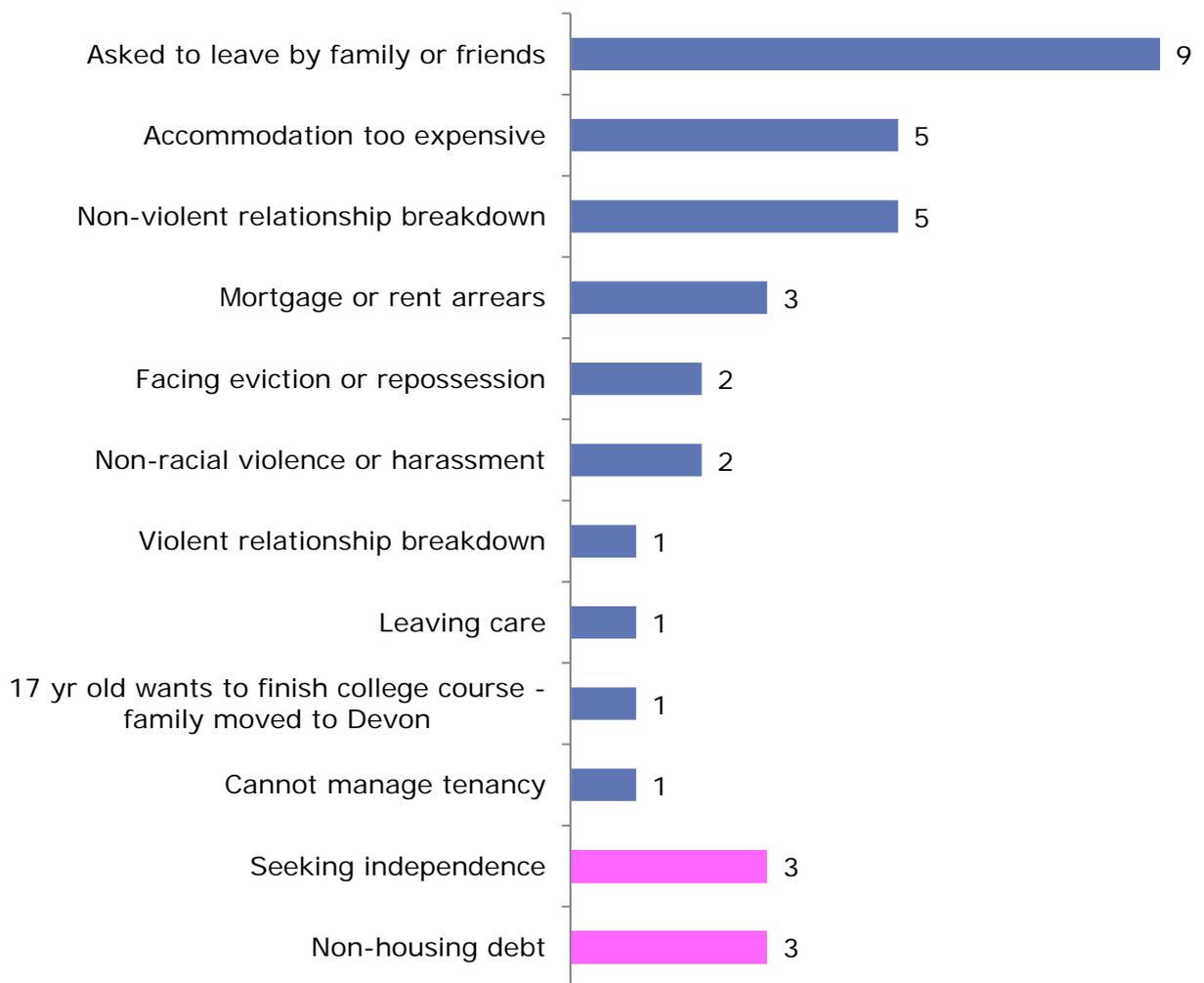
9.7 Two of the people sleeping rough were 17 years. One was receiving outreach support from Cyrenians but they could not house him until he was 18 years. The other person sleeping rough was 25 years. In addition, there was a 19 year old man living in a tent in his parents' garden who was being supported by friends.

9.8 Another four people (one x 17 years and three x 21 years) were sofa surfing because they had no settled accommodation. None of these people were sleeping rough.

9.9 There was one care leaver. He was 18 years and a housing association tenant.

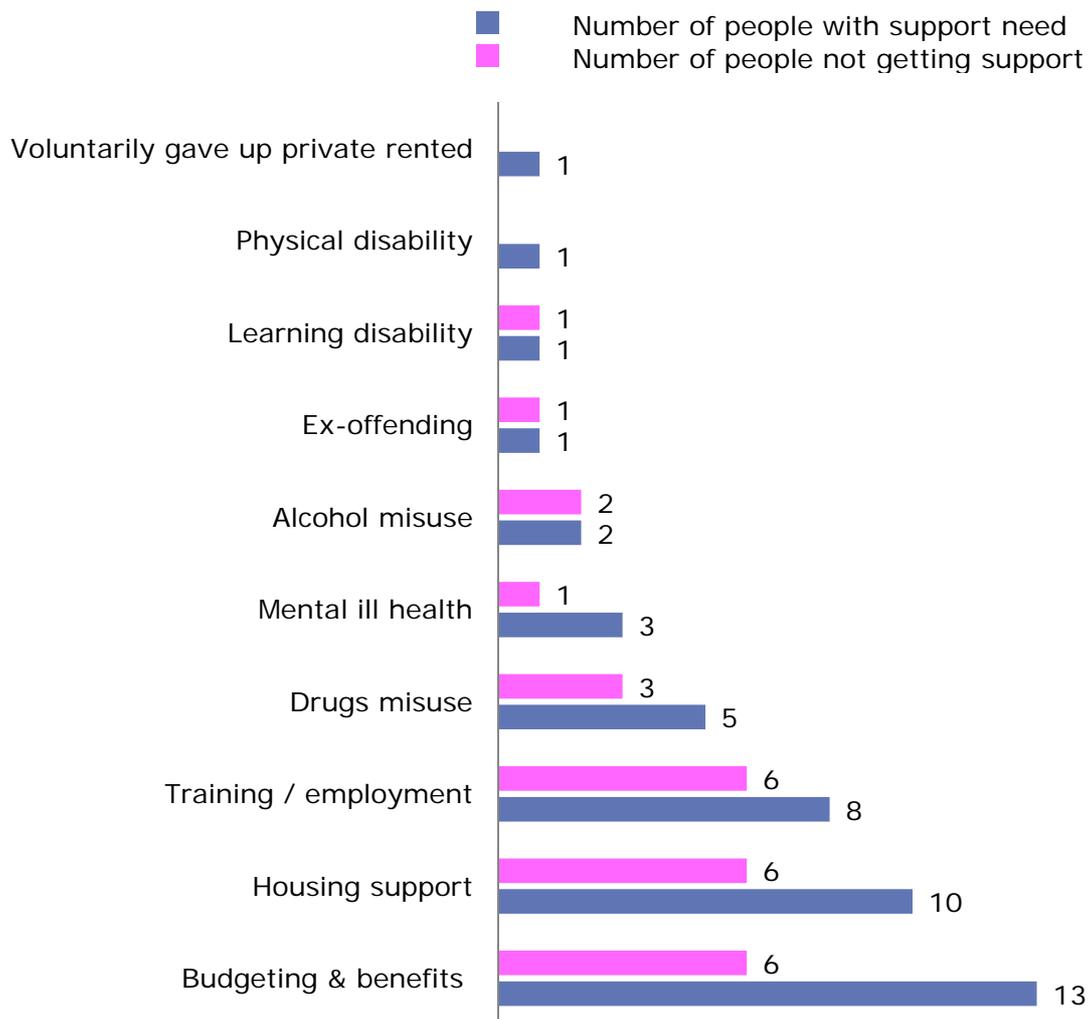
- 9.10 All private renters were aged 20+ years. The lodger or sharer was 17 years. All housing association tenants were 18+ years.
- 9.11 Being asked to leave by family and friends, too expensive accommodation and non-violent relationship breakdown (family breakdown as well as partners separating) are the main causes for young people experiencing housing difficulties (see Figure 11).
- 9.12 Four of the five people who said accommodation was too expensive were renting privately.

Figure 11 Reasons for young people’s housing difficulties
(some people gave more than one reason)



- 9.13 One third of young people had no identified support needs.
- 9.14 Almost two thirds of young people had support needs. These were largely generic i.e. support to find and keep housing that they could afford, advice on budgeting and benefits, and training and employment but also included drugs misuse, mental ill health and alcohol misuse amongst other things (see Figure 12).

Figure 12 Number of young people with support needs and unmet needs by type



9.15 The most common *unmet* support needs of young people are

- Help with budgeting and benefits;
- Housing support;
- Training / employment;
- Drugs misuse.

9.16 Six young people are NEETS (not in education, employment, or training) and are not receiving any support to address these issues. Some are receiving other support. Three of the six are homeless.

10 Comparing the 2014 and 2010 survey results

This section compares the March 2014 survey results to the results of a similar survey carried out three and a half years ago in October 2010. The key points are highlighted below.

1. Fewer single people experienced housing difficulties in 2014 than in 2010.

104 people in 2014; 127 people in 2010; (62 people in 2009).

There were fewer people in 2014 than in 2010 mainly because the number of young people fell from 55 young people in 2010 to 25 young people in 2014. The number of care leavers fell from five people in 2010 to one person in 2014.

2. Single people in housing difficulties in 2014 were noticeably older than in 2010.

There were fewer young people in housing difficulties in 2014 than in 2010 (see above). To a lesser extent, the difference is also due to an increase in the actual number of older people in 2014 when compared to 2010.

3. The majority of people in housing difficulties in 2014 and 2010 were local people.

In both years the proportion of people from Stratford-on-Avon District Council area was 88% and nearly all the other people were from adjoining local authority areas.

4. More men were in housing difficulties in 2014 than in 2010.

Percentage of all single people	2010	2014
Men	63%	71%
Women	37%	28%
Transgender	-	1%

5. Most people were White British in 2014 and 2010.

About 90% of single people were White British in 2010 and 93% in 2014.

6. Private rented was the most common tenure of single people in housing difficulties in 2014. In 2010 it was staying with family other than parents or with friends.

Many of the people staying with family and friends in 2010 were young people.

7. Far more people were in serious or acute housing difficulties in 2014 than in 2010.

This is despite a decrease between 2010 and 2014 in the number of people sleeping rough (from 15 to 12) and people who were sofa surfing because they had no settled accommodation.

The age range of people sleeping rough in 2014 was broader than in 2010. Two of the rough sleepers in 2014 were 17 year olds and the oldest person was 65 years. In 2010 the youngest person was 21 years old and the oldest was 62 years.

Being unable to afford accommodation and not managing financially are the main causes of people's housing difficulties in 2014. Many people were being repossessed or evicted whilst others not yet at this stage had rent or mortgage arrears. Expensive accommodation, redundancy and non-housing debt are issues. All tenures are affected but there is a strong link to private rented.

In 2010 non-violent relationship breakdown was the main cause of housing difficulties.

People of all ages were asked to leave by family or friends in 2014 – clearly many had moved in as stop-gap measure. In 2010 nearly all the people asked to leave were young people.

8. Housing support to find suitable accommodation and keep it, budgeting & benefits, and training & employment were significant unmet support needs in 2010 and 2014.

Mental ill health in 2014 is a major new unmet support need.

In terms of the number of people affected in 2014, the lack of support for mental ill health is a bigger issue than training and employment and on a par with benefit and budgeting advice. Eighteen people with mental ill health were not getting mental health support and fifteen of them thought they were homeless.

Appendix 1 Stratford-on-Avon District Housing Forum Monitoring of single people experiencing housing difficulties

Notes on completing the monitoring form overleaf

1. The aim of this monitoring exercise is to provide information on the housing and support needs of single people, including young people, in Stratford-on-Avon District. The District includes Stratford town, Alcester, Bidford, Studley, Henley, Kineton, Wellesbourne, Southam, Shipston, and the surrounding rural areas.
2. The monitoring is being co-ordinated by Stratford-on-Avon District Housing Forum, which is a partnership of statutory and voluntary agencies that aims to help people experiencing housing difficulties or people at risk of experiencing housing difficulties.
3. The results of the exercise will be shared with all participating agencies and used to plan and deliver appropriate local housing and support services for single people.
4. **Please undertake this monitoring exercise for the period Saturday 1 March 2014 to Monday 31 March 2014 inclusive.** Complete one form for every housing enquiry or contact your agency receives during this period from single people experiencing housing difficulty (even if they are referred elsewhere at reception stage) to ensure cases are not missed.
5. Date of birth is included to avoid double counting people and NOT to identify individuals. Forms returned without a date of birth will be disregarded.
6. People experiencing housing difficulties include anyone who is homeless or threatened with homelessness and anyone living in an unsatisfactory situation e.g.
 - Sleeping rough.
 - Staying on the floors or sofas of a friend or a succession of friends.
 - Remaining in an abusive situation in a family home.
 - Living in overcrowded, unsafe and or unhealthy conditions.
 - Under threat or notice of eviction / repossession.
 - In emergency accommodation or hostels.
7. Photocopy these forms as required for your agency's use.
8. Thank you for your help. Please contact Renata Mosz if you have any queries.
9. **Forward all completed forms by Monday 14 April 2014 to:**

Renata Mosz
Stratford-on-Avon District Council
Housing Policy & Development Team
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire CV37 6HX

Tel: 01789 260842
Email: renata.mosz@stratford-dc.gov.uk

Monitoring of single people experiencing housing difficulties

Name of agency

Date of contact

Client details Date of birth

- Male
- Female

- White British
- Other (*please state*)

Home district Stratford-on-Avon District
 Other (*please state*)

- Current housing situation**
- Renting privately
 - Sharing or lodging
 - Client** is a Council or housing association tenant
 - Living with parent(s)
 - Staying with other family member or friends
 - In supported accommodation
 - Owner-occupier
 - In temporary accommodation arranged by the Council
 - Sleeping rough
 - No regular pattern - moving around
 - Other (*please state*)

- Reason(s) for housing difficulty**
Tick all that apply
- Accommodation too expensive
 - Rent arrears / mortgage arrears
 - Non housing debt
 - Asked to leave by family or friends
 - Seeking independence
 - Accommodation agreement ending
 - Repossession or eviction
 - Violent relationship breakdown
 - Non-violent relationship breakdown
 - Racially motivated violence or harassment
 - Other violence or harassment
 - Leaving care
 - Leaving prison
 - Other (*please state*)

Client's perception

- Client thinks that she or he is homeless
- Client does not think that she or he is homeless

Support needs <i>Tick all that apply</i>	<i>Support need</i>	<i>Receiving support</i>
None	<input type="checkbox"/>	
Physical disability	<input type="checkbox"/>	----- <input type="checkbox"/>
Learning disability	<input type="checkbox"/>	----- <input type="checkbox"/>
Mental ill health	<input type="checkbox"/>	----- <input type="checkbox"/>
Drugs misuse	<input type="checkbox"/>	----- <input type="checkbox"/>
Alcohol misuse	<input type="checkbox"/>	----- <input type="checkbox"/>
Ex-offending	<input type="checkbox"/>	----- <input type="checkbox"/>
Housing support	<input type="checkbox"/>	----- <input type="checkbox"/>
Budgeting / benefits	<input type="checkbox"/>	----- <input type="checkbox"/>
Training / employment	<input type="checkbox"/>	----- <input type="checkbox"/>
Other (<i>please state</i>)	<input type="checkbox"/>	----- <input type="checkbox"/>

Comments:

Appendix 2

Table 6 Number of people by current housing situation (detailed)

Current housing situation (Some people moved around and ticked more than one box)	Number of people	Comments
Private rented accommodation	20	5 x 18 - 25 years 6 x 26 - 34 years 6 x 35 - 59 years 3 x 60 - 65 years 7 people thought they were homeless 8 people in rent arrears.
Sharing or lodging	5	1 x 18 - 25 years 1 x 26 - 34 years 3 x 35 - 59 years 4 people thought they were homeless
Council or housing association tenant	23	3 x 18 - 25 years 4 x 26 - 34 years 16 x 35 - 59 years 12 people in arrears.
In supported accommodation	15	All ages from 23 - 62 years.
Staying with family members or friends (excludes parents)	14	2 x 16-17 years 3 x 18-25 years 3 x 26-34 years 5 x 35-59 years 1 x 60-65 years 10 people thought they were homeless.
Sleeping rough	12	2 x 17 years 1 x 25 years 4 x 26-34 years 4 x 35-59 years 1 x 65 years 11 men & 1 woman. Nobody sofa surfing.
No settled accommodation – moving around – sofa surfing	10	1 x 17 years 3 x 21 years 4 x 26-34 years 2 x 35-59 years 8 people thought they were homeless. Nobody sleeping rough.
Living with parent(s)	6	4 x 18 - 25 years 1 x 39 years 1 x 65 years
Owner-occupier	3	2 people mortgage arrears and facing repossession. 1 person non-housing debt
Temporary accommodation arranged by Council	3	Aged 25 - 48 years

Table 7 Reasons for housing difficulties

Reasons for housing difficulties (Some people gave more than one reason)	Number	Number who think they are homeless	Comments
Repossession or eviction	24	8	<ul style="list-style-type: none"> • Includes people going through the process and people already repossessed or evicted. <ul style="list-style-type: none"> - 1 x 17 years - 1 x 21 years - 6 x 26-34 years - 14 x 35-59 years - 2 x 60-65 years • 8 people renting privately / lodging • 4 housing association tenants • 4 sleeping rough
Rent or mortgage arrears	16	5	<ul style="list-style-type: none"> • Figure of 16 excludes people already being evicted or repossessed for arrears. • 8 housing association tenants. • 5 private renting tenants. • Aged 20 to 60 years. • 9 people have no support needs.
Accommodation too expensive	14	6	<ul style="list-style-type: none"> • 8 people renting privately / lodging.
Redundancy	5	4	<ul style="list-style-type: none"> • One owner occupier and one private renter facing imminent repossession and eviction. • Two housing association tenants affected by bedroom tax • One person sleeping rough lost his accommodation when he became unemployed and could not afford any other accommodation.
Non-housing debt	12	1	<ul style="list-style-type: none"> • 6 private rented tenants.
Asked to leave by family or friends	20	16	<ul style="list-style-type: none"> • In 2010 most were young people. under 25 years. Now all ages: <ul style="list-style-type: none"> - 3 x 16-17 years - 6 x 18- 25 years - 4 x 26-34 years - 6 x 35-59 years - 1 x 65 years

Continuation of Table 7 Reasons for housing difficulties

Reasons for housing difficulties (Some people gave more than one reason)	Number	Number who think they are homeless	Comments
Seeking independence	14	7	<ul style="list-style-type: none"> • Mostly older people <li style="padding-left: 20px;">- 11 x 35-63 years
Non-violent relationship breakdown	13	6	<ul style="list-style-type: none"> • Family breakdown as well as partners separating • From 17-62 years.
Other violence or abuse (not racially motivated)	5	5	<ul style="list-style-type: none"> • 1 x 20 years; 1 x 22 years, 3 late 50s.
Violent relationship breakdown	3	2	<ul style="list-style-type: none"> • All women – 23 years, 49 years and 63 years.
Leaving prison	6	5	<ul style="list-style-type: none"> • All men.
Accommodation agreement ended	2	2	
Leaving care	1	0	<ul style="list-style-type: none"> • 18 years.
Racially motivated violence or abuse	0	0	

Comments and other reasons for housing difficulties

- Break down of relationship led to mortgage arrears.
- Voluntarily gave up private rented because he could not afford it.
- Mother retiring and can no longer act as private rent guarantor.
- Under notice as landlord selling (private rented)
- Dispute with employer about pay – on a low income. In private rented which he cannot afford.
- Disputes with landlord (private rented).
- Loss of tied accommodation.
- Cannot afford furniture, white goods x 2 (new housing association tenants).
- Her parents were moving to Devon and she couldn't go with them due to her needing to finish her college course first.

- Moved to Leamington but let down with an offer of a flat.
- Other benefactor forced sale of home.
- Entrenched rough sleeper.
- Anti-social behaviour x 2 (one private rented, one housing association).
- Client not used to managing tenancy.
- Cyrenians asked him to leave.
- Client returned to UK after short job abroad. Client is pregnant.
- English is not easy for him to learn.
- Council tax arrears.
- Disrepair issues. Housing association not repairing fences - so therapy dog cannot go outside.
- Health implications - would like to move away in order to receive cure from family.
- Physical disability.
- Present accommodation unsuitable – physically disabled and has mental health issues.
- Single working male with 3 children struggling to cope.
- Client is an actor without a regular income.