

DRAFT RECOMMENDATIONS

- 1- Housing Services to undertake a comprehensive Tenancy and welfare audit of all its housing stock with a view of identifying overcrowding, under occupiers, and victims of domestic abuse etc. this is currently being trialled in Halton Mansions
- 2- Committee recommend that Housing Services rigorously promote issues around existing incentives for under occupiers such as mutual exchanges, that financial incentives be reviewed, - The downsizing scheme to receive a comprehensive review and the outcome of this review to be reported to the September 2023, Housing Scrutiny Committee. The council will also conduct regular sessions/ briefings/community drop in sessions to promote downsizing and mutual exchanges to address overcrowding
- 3- Complete review of the housing allocation scheme by making sure we are addressing that needs as it is clear that there are thousands of people who are living in overcrowded accommodation but not on the housing register - what fits on the local estate or local community
- 4- Council should consider building larger 4-5 bedroom accommodation
- 5- Working with the GLA to try and develop /design a scheme that allows LA to access funds because at the moment it is possible to buy properties to accommodate people from Afghanistan and Ukraine but there is no grant that helps addressing overcrowding residents and rehousing them.
- 6- Adopt a communication plan across the council , ie children services -simple tips on how to address overcrowding
- 7- Committee should consider reviewing its tall building policy, maybe in the long term – not just building on existing top of roof tops
- 8- Increase in supply of 4 and 5 bedroom properties for families in need of larger homes using all means possible
- 9-Collaborating more with community groups
- 10- Explore alternative schemes – GLA, seaside and community home scheme for those over 55
- 11 - Council in its partnership with RSL's assist in identifying more voids /abandoned homes
- 12 - As statutory overcrowding is difficult to address, the Council lobby and liaise with GLA on redefining the Overcrowding standards as they are long overdue for a change.
- 13 - Council should address issues of language barriers as this may hinder under occupiers residents and especially those who do not engage in mutual swaps

14- In response to evidence from Islington law centre, indicated that Islington residents do not meet the councils adverse threshold to bid for larger properties. – Conduct detailed annual analysis for those accommodated through the Choice Based Lettings scheme and amend policies accordingly to ensure overcrowded households are rehoused as a equal proportion of those on the housing register.

15 When a void property which is a 3, 4 or 5 bedroom property these properties should be fast tracked through the voids process

16 Undertake right size moves on our estates to promote a series of chain lettings in order to increase lettings locally and reduce overcrowding.

17 During the community drop in sessions the council seeks the views of residents on how to improve services to people who are overcrowded or under-occupying properties and the council then produces policies and procedures in light of this feedback

18 the council empowers residents through the resident empowerment framework to help the council to develop new ways of working to address overcrowding.

19 The council designs a seamless service offer between Health, Adult Social Care, Housing, and Children's services to ensure we address overcrowding, damp and mould, education attainment and health improvements for people living in overcrowded households

20 The council develops data platforms across the council to capture an holistic approach to benefit residents who are overcrowded and this ensures services are developed using this data and empowering residents to influence the way we work.