Hyndburn Borough Council

HOMELESSNESS AND ROUGH SLEEPING STRATEGY

2026 - 2031

Foreword

Welcome to our new Homelessness and Rough Sleeping Strategy, which sets out our strategic objectives for providing and improving services for people who are homeless or at risk of homelessness over the next five years. The Borough of Hyndburn is situated in the east of the County of Lancashire, in the North-West of England. It lies at the heart of "Pennine" Lancashire, close to the borders with Yorkshire and Greater Manchester. Whilst homelessness is not a major problem compared to the larger more urban areas, unfortunately the levels of homelessness has risen significantly since 2020, as it has in many areas of the country.

Dealing with homelessness can prove to be particularly complex, often going beyond the essential requirement to provide suitable, sustainable accommodation and involving addressing several often complex and personal support needs. Finding sustainable and lasting solutions requires a holistic and joined up approach from organisations across the borough. The Council has a track record of strong partnership working in tackling homelessness both within the borough, across Pennine Lancashire and countywide.

Strengthening prevention and early intervention to reduce homelessness and support people at risk of losing their homes is a key priority for the council. This Strategy has been produced with the input and involvement from a wide range of organisations including housing providers, statutory services and voluntary sector organisations partners as well as those who have unfortunately had 'lived experience' of homelessness.

On 7th September 2026, the Government announced a review of Local Government Reorganisation (LGR). This means that plans for a new Unitary Council to cover east Lancashire, encompassing Hyndburn Borough Council will be reviewed and paused whilst this is carried out. It is therefore not anticipated that LGR will occur before 1st April 2029. Should current LGR plans be taken forward following review, whilst this will involve major change in terms of providing crucial homelessness services across the new wider area, the focus on preventing and relieving homelessness will not be lost.

Thanks to all of you who have contributed to developing this new strategy for the next five years and to everyone who helps deliver services and works with homeless households in Hyndburn every day.

Councillor Melissa Fisher
Portfolio Holder for Regeneration and Housing

Introduction

The Homelessness Act 2002 requires all local authorities to have in place a Homelessness Strategy. Hyndburn Borough Council's Homelessness Strategy sets out a five-year plan to prevent homelessness, provide a safety net for people who do become homeless and provide support to people who are or may become homeless.

The strategy will support the delivery of some of the key priorities in the Corporate Plan 2023 - 2027 including *Housing Growth - Strengthen prevention and early intervention to reduce homelessness and support people at risk of losing their homes*. Its purpose is to show what we, the Council, will do about homelessness and rough sleeping. It lists the key actions we'll be undertaking with partners, to deliver this strategy.

Objectives of the Strategy

The key objectives of the Strategy are: -

- To prevent homelessness
- To continue to ensure that there is a safety net of accommodation for people who are or who may become homeless
- To provide support to people who are or may become homeless or who have been homeless and need support to prevent them from becoming homeless again.
- To eliminate the use of Bed & Breakfast for families, other than very short-term use in emergencies and to reduce the use of B&B for all homeless households.

How the Strategy has been formulated

Under the Homelessness Act 2002, the Council must carry out a homelessness review for their district and formulate a homelessness strategy based on the results of that review. As such, a review '*Homelessness in Hyndburn Review – 2026*' has been carried out which has considered the levels and likely future levels of homelessness in Hyndburn.

The key findings of the Homelessness Review are:

- ***Homelessness in Hyndburn has risen significantly since 2020***. In 2020-21 there were 352 homelessness applications, and this has risen to 965 homelessness applications in 2025-26.

- ***General Housing Enquiries have more than doubled since 2020***. In 2020-21 there were 747 housing enquiries, and whilst enquiries have recently fallen back, in 2025-26 there were still 1597 housing enquiries made.

- ***Rough sleeping continues to remain an issue***. This most visual expression of homelessness appears to have become more prevalent, whether through rough sleeping itself, or perhaps people 'sitting on the street', which could include actions related to begging. However, it should be noted that not all of those sitting on the street are found to be homeless. Regular estimates undertaken suggest that generally, there are perhaps between three and five people sleeping rough at any one time, although spikes in numbers do periodically occur.

- ***The main causes of homelessness are***
  - End of private rented tenancy – assured shorthold tenancy and non-assured shorthold tenancy
  - Family / friends no longer willing or able to accommodate
  - Relationship with partner ended (non-violent breakdown)
  - Departure from custody
  - Required to leave accommodation provided by Home Office as asylum support

- ***The use of temporary accommodation*** to meet homelessness duties has significantly increased since 2020. This also includes hotel / bed & breakfast-type accommodation which is seen as unsuitable for households with family commitments and is a particularly expensive option.

As part of the Review, recommendations were made and all have been used as Key Actions for this strategy. The result is this strategy which has been produced in consultation with people who have 'lived experience' of homelessness and many agencies concerned with homelessness across Hyndburn. These agencies included registered providers, supported housing providers, local advice & support agencies, probation, job centre plus, health services, drugs & alcohol mis-use services, children's social care, councillors and council departments.

Legislation, Caselaw and Guidance

In delivering a homelessness service, the Council must adhere to Homelessness legislation which derives primarily from the 1996 Housing Act Part VII as amended by the Homelessness Act 2002 and Homelessness Reduction Act 2017, along with statutory instruments that are enacted from time to time. The Council must also have regard to the Homelessness Code of Guidance, which is periodically updated and finally, consider case law that arises.

Whilst there have been no specific homelessness legislative changes since the last Homelessness& Rough Sleeping strategy in 2019, the Renters Right Act is a significant change in tenancy law. The first phase related to tenancy regime came into force on 1st May 2026.

- **Abolish section 21 evictions** and move to a simpler tenancy structure where all assured tenancies are periodic – providing more security for tenants and empowering them to challenge poor practice and unfair rent increases without fear of eviction. We will implement this new system in one stage, giving all tenants security immediately.
- **Ensure possession grounds are fair to both parties**, giving tenants more security, while ensuring landlords can recover their property when reasonable. The Act introduces new safeguards for tenants, giving them more time to find a home if landlords evict to move in or sell, and ensuring unscrupulous landlords cannot misuse grounds.
- **Provide stronger protections against backdoor eviction** by ensuring tenants are able to appeal excessive above-market rents which are purely designed to force them out. As now, landlords will still be able to increase rents to market price for their properties and an independent tribunal will make a judgement on this, if needed.
- **Introduce a new Private Rented Sector Landlord Ombudsman** that will provide quick, fair, impartial and binding resolution for tenants' complaints about their landlord. This will bring tenant-landlord complaint resolution in line with established redress practices for tenants in social housing and consumers of property agent services
- **Create a Private Rented Sector Database** to help landlords understand their legal obligations and demonstrate compliance (giving good landlords confidence in their position), alongside providing better information to tenants to make informed decisions when entering into a tenancy agreement. It will also support local councils – helping them target enforcement activity where it is needed most. Landlords will need to be registered on the database to use certain possession grounds.
- **Give tenants strengthened rights to request a pet in the property**, which the landlord must consider and cannot unreasonably refuse.
- **Apply the Decent Homes Standard to the private rented sector** to give renters safer, better value homes and remove the blight of poor-quality homes in local communities.

- **Apply 'Awaab's Law' to the sector**, setting clear legal expectations about the timeframes within which landlords in the private rented sector must take action to make homes safe where they contain serious hazards.
- **Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children** – helping to ensure everyone is treated fairly when looking for a place to live.
- **End the practice of rental bidding by prohibiting landlords and agents from asking for or accepting offers above the advertised rent**. Landlords and agents will be required to publish an asking rent for their property, and it will be illegal to accept offers made above this rate.
- **Strengthen local authority enforcement** by expanding civil penalties, introducing a package of investigatory powers and bringing in a new requirement for local authorities to report on enforcement activity.
- **Strengthen rent repayment orders** by extending them to superior landlords, doubling the maximum penalty and ensuring repeat offenders have to repay the maximum amount.

The main points of the Renters' Right Act which will likely have an impact on homelessness appears to be:

- **Abolishing section 21 evictions** which will providing more security of tenure for tenants and hopefully avoid homelessness.
- **Ensure possession grounds are fair to both parties**, giving tenants more security and allowing more time to find a home if landlords evict to move in or sell.
- **Provide stronger protections against backdoor eviction** by ensuring tenants are able to appeal excessive above-market rents which are purely designed to force them out.
- **Make it illegal for landlords and agents to discriminate against prospective tenants in receipt of benefits or with children** – which will help widen rehousing options for such households.

It is hoped that this leads to a reduction in homelessness due to eviction from private rented property. However, there is concern that some of the measures may result in many private landlords deciding to no longer rent out their houses and to no longer be landlords. It's also possible many landlords may become more cautious when letting properties, which could mean those households with poor references / perceived higher risk, find it harder to secure rehousing. This could subsequently have an impact on temporary accommodation demand and duties under homelessness legislation.

Supported Housing (Regulatory Oversight) Act 2023 – introduced a range of measures intended to kick start the reform of supported housing in England, including Supported Housing Advisory Panel, Local Supported Housing Strategies, National Supported Housing Standards and Supported Housing Licensing Regime.

The Government will be consulting on the regulations in 2026, thereafter it is anticipated that licensing commencement will be confirmed and Supported Housing Strategies will be completed by 31st March 2027. This legislation could significantly impact access to supported accommodation and improve standards, which may affect people who are homeless and in need of such accommodation.

Social Housing Bill – this proposed Bill is presently progressing going through parliament. Measures in the bill are: -

Right to Buy

- Increasing the minimum tenancy required to be eligible for the Right to Buy from 3 to 10 years.
- Reforming discounts so they start at 5% of the property value and go up to a maximum of 15% or the cash discount cap (whichever is lower).
- Exempting newly built social and affordable homes for 35 years.
- Exempting rural properties from the scheme
- Exempting council homes for market rent from the Right to Buy
- Preventing tenants who have previously benefitted from the scheme from exercising the Right to Buy.
- Increasing the period of time for which the council has the right to ask for repayment of all or part of the discount on the sale of property from 5 years to 10 years.
- Extend the period in which a local authority has the right of first refusal when a property previously bought under the Right to Buy is sold so that it applies in perpetuity.
- Supporting councils with the administration of Right to Buy applications by:
    - increasing statutory timescales for issuing notices
    - allowing for the suspension of standard timescales for up to 6 months to allow councils to investigate fraud.
- Allowing the Secretary of State to determine the rules governing the spending of Right to Buy capital receipts
- Aligning the Right to Acquire scheme with the reforms to Right to Buy.

Tenancy reform for domestic abuse victims

- stronger powers for landlords to enable them to take possession of a property where domestic abuse has taken place without the requirement for the victim to leave

- a new mechanism to facilitate the transfer of the joint tenancy into the sole name of the victim, where a victim wants to remain in the home as a sole tenant
- powers to enable the courts to make an order to provide the victim with suitable alternative accommodation, where it is not appropriate for the victim to remain in a home and the landlord has this accommodation available
- a safeguard to ensure that perpetrators are unable to unilaterally end a joint tenancy in retaliation against possession action until proceedings have been concluded

There will also be: -

- a requirement for private registered providers to notify the relevant local authority and other private providers in their area before the disposal takes place, thereby giving these organisations the opportunity to consider whether they have any interest in purchasing the property.
- Streamlining housing consents
- Repealing unimplemented provisions from previous housing legislation

From a homelessness perspective, it is assumed that the proposed changes to Right to Buy will lead to less social housing properties being purchased and no longer being available for homeless households. The tenancy changes for domestic abuse victims will also help prevent their homelessness.

National Context

In December 2025, the Government launched **A National Plan to End Homelessness**. The action plan includes:

Long-term sustainable change to address the root causes of homelessness:

- **Building 1.5 million homes**, including a generational increase in new social and affordable homes.
- **Making sure that social homes go to people who need them**, by updating social housing allocations guidance and making best use of the current stock.
- **Reforming the private rented sector** via the Renters' Rights Act, banning Section 21 evictions and improving security for tenants.
- **Tackling poverty and boosting living standards** by scrapping the two-child limit to lift 450,000 children out of poverty, increasing the National Living Wage by 4.1% from next April and making a sustained, above inflation increase to the standard rate of Universal Credit.

Medium-term change to shift away from crisis and put prevention at the heart of public services:

- Setting a **new national target** to prevent homelessness for more households and to help more people into stable homes quickly, this parliament.
- Investing **£3.5 billion in homelessness and rough sleeping services** over the next three years, supporting over 300,000 households each year via new, more flexible multi-year funding arrangements that enable councils to invest more in prevention.
- Placing new legal duties on public services to **identify, act and collaborate** to prevent and address homelessness.
- Outlining our ambition that **no one should leave a public institution into homelessness** – something that happened to almost 34,000 households last year – underpinned by new cross-government targets to reduce homelessness from prisons, care and hospital.
- **Ending the perceived need to sleep rough before getting help** by building on the work of the Mayor of London and other councils to support all areas to develop plans that move away from verification towards assessment based on need.

Immediate action on temporary accommodation, particularly B&B use:

- Setting a new target to **eliminate the use of B&Bs for families**, other than very short-term use in emergencies, by the end of this parliament.

- **Increasing the supply of good-quality temporary accommodation**, both through the £950 million fourth round of the Local Authority Housing Fund, and through exploring options for partnerships with social impact and institutional investors.
- **Improving experience for people living in temporary accommodation**, including action on standards, schooling, healthcare and out-of-area placements.
- **Supporting local models** via updated guidance, toolkits and expanded £30 million Emergency Accommodation Reduction Programme.

Action to address rough sleeping, focussed particularly on those who have slept on the streets the longest:

- Setting a new **national target to halve long-term rough sleeping** by the end of this parliament.
- **Launching a £124 million supported housing programme**, reaching over 2,500 people, both to prevent homelessness and to help people off the streets and into more stable housing.
- **Launching a £15 million programme to tackle long-term rough sleeping**, working with targeted areas to test innovative approaches and spread learning.
- **Providing £37 million for the Ending Homelessness in Communities Fund**, working with the voluntary, community and faith sector to improve support given to people experiencing long-term rough sleeping.
- Working with councils and wider public services to define consistent expectations on effective and proportionate engagement and enforcement to **address persistent anti-social or harmful behaviour** in a rough sleeping context, where necessary.

Everyone has a role to play in preventing homelessness and delivering this action plan. That is why we are transforming how we hold ourselves and partners to account, by:

- **Introducing new national targets for this parliament**, as outlined above.
- **Requiring every council to publish an action plan** to accompany their local homelessness strategy, **and setting a new requirement that these should include local targets** aligned with the metrics in the new Outcomes Framework for local government.
- Calling on **Mayors to ensure real ambition across their regions on these outcomes,** giving them funding to drive coordination and collaboration between local councils, services and other partners.
- **Strengthening oversight and support for councils on delivery** – including closely monitoring areas with particular challenges, providing targeted expert support and taking action to strengthen improvement when progress is not good enough.
- Funding a **new National Workforce Programme** to provide essential training, expert housing and homelessness advice, and skills for the homelessness and rough sleeping workforce.

- **Publishing progress reports at least every two years** to track progress at a national level against our actions and targets, overseen by the Inter-Ministerial Group, which will continue to meet to drive action and learn lessons from frontline delivery.
- Continuing to convene our **Lived Experience Forum and Expert Group** to help us monitor impact on the ground and to ensure the interventions we set out are facilitating the much-needed shift towards prevention, responding to emerging issues, adapting as necessary and supporting continuous improvement across the system.
- Continuing to **build on our high-quality data and evidence**, adopting a test and learn approach, and where local areas trial innovative practice, roll it out where it is effective and share learning.

The council will be required to help implement this plan locally and as such, the Action Plan takes account of this.

In June 2026, the Government launched **A Local Plan to End Homelessness** ***Local Performance and Accountability: A Toolkit for Developing Homelessness Strategies and Action Plans*****.** This toolkit has been produced by MHCLG to support local authorities to: -

a) Develop local Homelessness Strategies

b) Meet the new requirements or Action Plans – Action plans set out how local authority Homelessness Strategies will be delivered. The new requirements for Action Plans are
   i. Action Plans must be published by Autumn 2026
   ii. Action Plans must be regularly updated
   iii. Action Plans must include: -
      1. **targets** to improve performance against each of the ***Local Outcomes Framework*** metrics for homelessness and rough sleeping
      2. local **Governance** structures
      3. how **partnerships** work across the local area
      4. reference to **specific plans** where appropriate (such as B&B elimination plans and new long-term rough sleeping partnership plans – *additional specific guidance has been provided for* Long-Term Rough Sleeping Partnership Plans
      5. policy for ensuring **suitability of temporary accommodation**

This Toolkit has been used to develop this Strategy and will ensure that all aspects of what is required, have been met.

Regional Context

The Council works in partnership with Lancashire County Council and other district authorities in the county. This is particularly the case in the Pennine Lancashire area (Hyndburn, Blackburn with Darwen, Rossendale, Burnley and Pendle) as these areas share a similar housing market therefore housing needs and homelessness issues tend to be similar. As a result, the council works together across borough boundaries on many homeless prevention projects e.g. rough sleeping initiatives and share a common policy for the allocation of social housing – B-with-us Choice-Based Lettings.

The Strategy is also intended to align with regional strategies, protocols and agreements including:

Lancashire Care Leavers' Joint Housing Protocol 2024-25 – The Protocol outlines the joint responsibilities of Children's Social Care and District Housing Authority partners concerning the assessment of need and provision of accommodation services to homeless 16/17-year-olds. Functions defined in the current protocol including: -

- Wherever possible to provide early help and prevention services to support young people to stay safely within their families or reunite them with their families.
- To better safeguard young people who are at risk of, or who are homeless.
- To ensure that by working together young people receive the right service at the right time.
- To establish a practical, easy to use system to place young people in suitable and safe accommodation appropriately.
- The protocol defines the jointly agreed pathways which young people can use to get housing, and support should they be homeless or at risk of homelessness and in need of early help or prevention support.

Lancashire Community Safety Agreement 2025-2028 - The key issues identified in the Strategic Assessment are addressed through the priorities of:

- Working together to protect the vulnerable,
- Working together to protect our communities from harm,
- Working together to empower our communities to feel safe

Lancashire Domestic Abuse Strategy 2025 – 2028 - The purpose of this strategy is to provide a clear overview of how agencies will work together with a coordinated and holistic approach, to respond to domestic abuse in Lancashire. The strategy will outline

standards and expectations to ensure that we can hold ourselves to account and deliver responsive and effective services to those experiencing domestic abuse. The strategy will provide clear information for those seeking support, the wider community and professionals working with individuals and their families, who have had their lives changed because of domestic abuse.

Lancashire Health and Wellbeing Strategy - the vision is that "every citizen in Lancashire will enjoy a long and healthy life" and the ambition is to work better together to deliver real improvements and address the inequalities in the health and wellbeing of Lancashire's citizens and communities. The Health and Social Care Act 2012 require local authorities to improve the health of people in its area including people experiencing homelessness.

Lancashire Public Health Strategy 2024 - 2030 – The aim being to create a county that is safer, fairer and healthier, so that Lancashire can be the best place to live, work, visit and prosper.

Lancashire Insight / Join Strategic Needs Assessment (JSNA) – this web-based resource provides a wide range of statistics and intelligence about Lancashire including the Lancashire JSNA. It provides a range of housing related information including details on homelessness, affordable housing, tenure information, vacant dwellings and household population projections. The information provided includes comparisons of districts across the county, regionally and across England.

Pennine Lancashire Housing Strategy 2009 - 2029 – policy aims in this strategy relevant to homelessness are: -

- To deliver a range of affordable housing…to meet prioritised needs
- To raise the standards of management and property condition in the private rented sector
- To develop a range of sustainable housing options that can be easily accessed by vulnerable people in need of housing and support
- To develop proposals to meet supported housing needs Corporate Strategy 2018-2023 - Over the life of this strategy Hyndburn Council "will work to deliver strong housing growth and improved housing choice across the Borough".

The Council no longer has a stand-alone 'housing strategy' but integrates its aims into the regional Pennine Lancashire Housing Strategy 2009 – 2029 and its own Local Plan (Hyndburn 2040)

Local Context

The Council's **Corporate Strategy 2025 – 2030** has four priorities, one of which being Sustainable Growth, which encompasses 'Housing Growth' with the following actions:

- Improve housing choice, to meet the needs of the Borough's current and future population
- Continue to work with Homes England and other partners to bring forward proposals for additional homes, and for housing regeneration
- Agree policies covering the approval and regulation of children's home and homes of multiple occupation
- Strengthen prevention and early intervention to reduce homelessness and support people at risk of losing their homes

This Strategy is intended to help deliver the priority to 'Strengthen prevention and early intervention to reduce homelessness and support people at risk of losing their homes', whilst supporting wider strategic priorities.

Blackburn with Darwen and Hyndburn Borough Council's - Travelling Show Person Accommodation Assessment 2019 - This details the need for additional pitches over the Local Plan period (to 2036)

Economic Needs Update: Blackburn with Darwen and Hyndburn - 2021 - the study looks at the need for general market housing, as well as affordable housing, older persons needs and the appropriate housing mix to plan for by tenure.

Homelessness & Rough Sleeper Strategy - Action Plan 2019 – 2024. All actions contained within the 2019 Homelessness Strategy Action Plan were completed.

Hyndburn Housing Renewal Policy 2025 - The policy highlights the forms of assistance available to vulnerable occupiers in all tenures to improve and / or adapt their homes. This may assist households to remain at home, who might otherwise be at risk of homelessness due to the unsuitability of their homes.

Hyndburn Temporary Accommodation Policy - This Policy sets out how Hyndburn Borough Council meets its responsibilities to provide temporary accommodation to people who are homeless or threatened with homelessness. This policy will be refreshed to coincide with this new Strategy.

Hyndburn Private Section Housing Enforcement Policy – The purpose of this policy is to outline how the Council will work to improve private sector housing standards, by providing advice and guidance or, if necessary, by means of appropriate formal action to improve, repair, close or demolish dwellings that are not fit for purpose.

Proposed Supported Housing Strategy - Under the Supported Housing (Regulatory Oversight) Act 2023 a local authority must carry out a review of the supported exempt accommodation in its district, and in the light of that review, publish a supported housing strategy for the provision of exempt accommodation. This planned strategy will have significant relevance to the issue of some types of 'exempt accommodation'.

Local Government Reorganisation (LGR) – On 7th September 2026, the Government announced a review of Local Government Reorganisation (LGR). This means that plans for a new Unitary Council to cover east Lancashire, encompassing Hyndburn Borough Council will be reviewed and paused whilst this is carried out. It is therefore not anticipated that LGR will occur before 1st April 2029. Should current LGR plans be taken forward following review, whilst this will involve major change in terms of providing crucial homelessness services across the new wider area, the focus on preventing and relieving homelessness will not be lost.

Homelessness and Rough Sleeping in Hyndburn

The Council has responsibility for delivering statutory homelessness services and does so through the Housing Advice & Homelessness (HA&H) service, which forms part of the Regeneration & Housing Service area.

- Housing Strategy & Partnership Manager
- Housing Advice & Homelessness Manager
- 5 x Housing Advice & Homelessness Officers
- 1 x Housing & Homelessness Move on Officer
- 1 x Triage Officer

The HA&H service is located at Scaitcliffe House, Ormerod Street, Accrington. Whilst drop-in enquiries do occur at the office, almost all housing advice and homelessness enquiries are now completed online via a customer portal, by email or telephone. There is also an appointment-based system for more complex cases. The team delivers a generic service rather than having specialist officers for prevention and homelessness applications, which is seen as being the most appropriate approach considering the numbers of enquiries and staff capacity. This means that in most cases the same officer will conduct the initial housing enquiry and, where it is triggered, a homelessness application.

How many people are homeless in Hyndburn

Many people believe that anyone who is homeless is living on the streets. However, this is rarely the case. The legal definition of homelessness which local authorities work to is contained within Part VII, s175 of the Housing Act 1996. Broadly, when assessing whether a person is homeless or not, the Housing Act states that an applicant is not homeless if he/she has accommodation, which is available for the applicant's occupation, to which there are rights of occupation, entry or use to which is not restricted, and which it is reasonable for the applicant to continue to occupy. Consequently, many people may be classed as homeless even if s/he is staying temporarily with friends / family.

Current Levels of Homelessness

The precise level of homelessness at any one time is impossible to ascertain due to several factors including: -

- a person could become homeless at any point or their homelessness be resolved at any point, thus numbers of people potentially homeless may change on a day-to-day basis.
- it is known that not all homeless people approach the Council for assistance i.e. they approach a wide number of agencies, who may help to prevent their homelessness
- there may be 'hidden' homelessness i.e. where some people may decide not to approach the Council or any other agencies for assistance.

However, a very good indication of the levels of 'homelessness' in the borough can be found in Table 1, which shows: -

- the number of people who have approached the Council for assistance i.e. 'housing enquiries'
- the number of such enquiries which were taken forward as homelessness applications. *Homelessness applications* don't exist in law. Such 'applications' occur when the Council has "reason to believe" that a person might be homeless or at risk of homelessness within 56 days. If so, the Council has a duty to make enquiries and determine what legal duties are owed. As such, whilst many people may believe they are homeless, in law, this might not actually be the case and therefore wouldn't be treated as a homelessness application.

Table 1 – Number of Housing Enquiries and Homelessness Applications by Year

Year	Housing Enquiries received	Housing enquiries resulting in Homelessness Applications	Homeless Prevention duties owed	Homelessness Relief duties owed	s193 'full rehousing duties' ended
2020/2021	747	352	59	133	2
2021/2022	1101	230	102	108	1
2022/2023	1371	416	135	155	4
2023/2024	1732	815	180	251	5
2024/2025	1806	832	150	277	5
2025/2026	1597	965	116	312	4

**some cases may have started in one financial year and ended in another, hence the figures provided take this into account*

Although Housing Enquiries dipped in 2025/26, the general trend has been upwards since 2020 / 2021, and this is replicated for subsequent homelessness applications. Current homelessness in Hyndburn is therefore very high. It is however important to note that

this rise in homelessness is not exclusive to Hyndburn. Most local authorities across the country are presently seeing very high numbers of homelessness applications and nationally, homelessness is at very high levels.

Homelessness Applications

All local authorities have a legal responsibility to help homeless people and their families, and to ensure their rights are upheld. This duty arises under Part VII of the Housing Act 1996 as amended. The law sets out clear guidelines on who is homeless and what duties may arise. The Council's Housing Advice & Homelessness service looks at whether the applicant is eligible for assistance, homeless, in priority need, unintentionally homeless and has a local connection to Hyndburn, when assessing a homeless application. Depending on the applicant's circumstances, several duties may arise which range from no duty, providing advice and assistance, providing temporary accommodation pending further enquiries through to a full duty to provide secure, permanent accommodation. A person's homelessness status is also reflected in the cross-borough B-with-us choice-based lettings scheme allocation policy with the highest banding Band 1, including households found to be statutorily homeless.

There can be many reasons why homelessness occurs, with the main reasons identified in 2025/26 as: -

- End of private rented tenancy – assured shorthold tenancy and non-assured shorthold tenancy
- Family / friends no longer willing or able to accommodate
- Relationship with partner ended (non-violent breakdown)
- Departure from custody
- Required to leave accommodation provided by Home Office as asylum support

There may also be many other indirect factors which could affect homelessness presentations which include: -

- A severe shortage of affordable housing
- High private rents which may make this tenure unaffordable to many people.
- Cost of living, which may make it harder to afford high rents.

Rough Sleeping

Whilst people do sleep rough from time to time, historically, it has tended to be for a relatively short period of time e.g. a few days, and then the person has been helped into alternative accommodation or resolved their housing issues themselves. It appears however that over the last few years that this, most visual expression of homelessness, has been more prevalent, whether rough sleeping itself, or

perhaps people 'sitting on the street', which could include actions related to begging. It should be noted that not all those sitting on the street are found to be homeless.

The Council's HA&H service offers help to anyone rough sleeping whether via help to secure accommodation or referring to community-based agencies such as Maundy Relief who are able to help and who delivers a ***Rough Sleeper Navigator Service*** which undertakes visits to locations where rough sleeping has been reported.

The Council is required to submit to Government, statistics on the numbers of people sleeping rough in its area on both a monthly basis and an annual snapshot figure on a typical night. In 2025, the Council returned a figure of two people sleeping rough. This indicates that rough sleeping does not appear to be a major issue in Hyndburn, although this is only a snapshot figure for one night and the figure could be different on a different night. Anecdotally, it is believed by HA&H staff that at any one time, there are likely to be between three and five people sleeping rough in Hyndburn, although sometimes there may be a spike in numbers for a brief period.

The Government has set specific targets related to rough sleeping including: -

A National Plan to End Homelessness: -

- ***Long-Term Rough Sleeping: halve the number of people sleeping rough long term***: The expectation is that a numerical local target will be set against this metric that aligns in ambition with the national target

Local Outcomes Framework

- People sleeping rough who are long term
- People sleeping rough on a single night

As per Local Outcomes Framework (page 44) the current baseline for 'People sleeping rough who are long-term is just one person. The target set for September 2028 therefore is zero. The number of people sleeping rough on a single night was two people and the target set for September 2028, is for just one person or less, sleeping rough.

Future Levels of Homelessness

It can be difficult to determine what the future levels of homelessness in Hyndburn may be, as there are many factors which could affect out-turns, including but not limited to: -

- The national and local economy i.e. if there is prosperity, there may be less repossessions / evictions for rent arrears. However, if the economy doesn't do well, there could be job losses and less money to pay mortgages / rents. Locally, if a large employer closes, it could have repercussions for those directly affected along with sub-contractors etc, therefore local issues can make a difference.
- Legislation – the introduction of the Renters Rights Act is intended to provide greater security of tenure and hopefully reduce homelessness, but could result in many landlords selling up, thus reducing housing options to prevent homelessness.
- Work with local private registered providers to increase new build social / affordable housing

Perhaps the best indicator for anticipating future levels of homelessness, is to look at previous levels of homelessness cases. Based on Table 1, it is reasonable to assume that homelessness will rise soon but beyond this, it's difficult to gauge due to the potential number of factors which could affect this measure. This includes national issues such as the economy and legislation but also the impact of the Government's homelessness strategy **A National Plan to End Homelessness** and subsequent actions contained within this strategy. A broad forecast therefore for future level of homelessness is that homelessness will likely rise over the next year but at a slower rate and perhaps there will be a period of levelling off before a decline in homelessness over the period of the strategy.

In terms of type of property which is likely to be required to meet future homelessness demand, a specific Accommodation Review was undertaken as part of the Review, and the following was recommended.

- Seek to increase temporary accommodation (non-B&B) for families by a minimum additional five units in district.
- Seek to expand Maundy Relief Night Shelter in conjunction with Maundy Relief
- Consider the feasibility of developing a 'downsizing' project with Onward Homes and other PRP's to try and increase family homes through this route.
- Seek to expand ABEN and RSAP supported housing schemes in conjunction with Onward Homes and Stepping Stone
- Consider the feasibility of introducing a Rent Guarantor Scheme to maximise this route into private sector rehousing and preventing or relieving homelessness.
- To work with HARV to identify options for expanding current provision in the district

Preventing and Relieving Homelessness

Advice and Information

The 2017 Homelessness Reduction Act strengthened statutory duties to prevent homelessness for all eligible applicants. One of the main areas which aids prevention is the provision of advice and information. The Council's website includes specific pages related to housing and homelessness issues including housing advice, private tenant advice, apply for social housing, deposit schemes, seeking help from HA&H services and signposting to other relevant services. It is however very important to keep such information up-to-date and therefore there is an action within the Action Plan to update the Council's website related to housing advice and homelessness.

Early identification

The Council's HA&H service portal receives referrals from many agencies, as can be seen from Table 2.

Table 2 – Agencies who referred to the Council HA&H service in 2025-26

Referral Agency	***Number of cases***	***Referral Agency***	***Number of cases***
Adult Secure Estate (prison)	16	Other service provider (not housing specific)	75
Adult Social Services	24	Police	2
Armed forces (Duty to Refer) / Veteran Support Service	3	Private Landlord	1
Asylum accommodation provider (No Duty Refer)	11	Private Registered Provider (Housing Association)	9
Children's Early Help services / Children's Centres	3	Probation Service	186
Children's Social care	30	Refuge Provider	9
Community Based Health Service – physical health and well being	18	School, Youth and Education Services	1
DWP – Jobcentre Plus	22	Street Services for rough sleepers	88
GPs	1	Supported housing, hub or Housing Related Support Provider	27
Hospital A&E or in-patient	15	Troubled Families / Families Intervention Programme	1
Mental Health Service – Acute in-patient	33	Not stated / self-referral	1017
Other local authority service	5	**Overall total number of cases**	**1597**

Table 2 shows that external agencies have a very good awareness of the HA&H service, which is extremely important particularly when dealing with their own clients, who may be in crisis due to homelessness. HA&H services work closely with many local agencies daily regarding their clients to help prevent homelessness including with the hospital discharge team and Maundy Relief, which is a local charity which works to respond to the need of the people in our community.

Pre-crisis intervention

HA&H services work with several Private Registered Providers (housing associations) who operate in the borough, as partners in the B-with-us Choice-based Lettings Scheme. HA&H services work very closely with Onward Homes, which is the largest social housing stockholder in Hyndburn, in relation to B-with-us, provision of supported housing and temporary accommodation. This also extends to a pre-eviction protocol to try and prevent homelessness in relation to tenants of Onward Homes.

HA&H services also work with several supported housing providers locally, which again, extends to having an early warning system for when tenants may be at risk of homelessness. In such scenario's HA&H staff may visit the tenant at risk to discuss reasons for facing eviction and to try and avert homelessness. Also, on an ad hoc basis, HA&H services work with private landlords and tenants in relation to ensuring notices served are correct and upholding tenants' rights to stay as well as regularly liaising with the Council's Environmental Health service in aiming to prevent homelessness.

Over recent years, the Hyndburn area has become host to asylum seeker dispersed properties as well as hosting refugee resettlement. The HA&H service liaises closely with the Home Office and Serco (provider of asylum seeker dispersed accommodation) in relation to asylum seekers who have been successful in their claim and are subsequently given notice to leave Serco accommodation. The HA&H service contacts asylum seekers at a very early stage to offer housing advice and support, to help prevent homelessness when leaving such accommodation. The HA&H service also liaises closely with Lancashire County Council who lead on refugee resettlement schemes including Homes for Ukraine, to avert homelessness for people moving on from such schemes

Preventing and Relieving Homelessness statistics

HA&H services primarily aim to prevent or relieve homelessness through a variety of ways including: -

- Working with clients to uphold their rights to remain in tenancies where legally able to do so
- Liaising with landlords to try and avert a client's homelessness
- Liaising with parents / family to try and avert homelessness for young people
- Liaising with Housing Benefit / Universal Credit to help ensure housing payments are made to pay rent and avoid homelessness.

- Assisting clients to apply to the cross-borough B-with-us choice-based letting scheme which allocates social housing.
- Supporting clients to access alternative social housing, supported housing or private rented accommodation
- Assisting clients on a case-by-case basis by offering deposits and other financial help to try and prevent or relieve homelessness.
- Where reasonably possible, help a client maximise their income / resources which may help the client avert homelessness or secure alternative rehousing.

Where cases meet particular criteria i.e. that a household was at risk of homelessness or homeless, and that intervention by HA&H services has resulted in the household being able to remain where they are for at least six months or rehoused for an expected six-month period or more, these are recorded as 'homelessness prevented cases' or 'homelessness relieved cases' and reported to government. Table 3 shows statistics related to this activity.

Table 3 – Cases where HA&H services have managed to prevent or relieve homelessness

Year	Cases where HA&H prevented homelessness (i.e. helped the household avoid becoming homeless)	Cases where HA&H relieved homelessness (i.e. helped rehouse the household after becoming homeless)	Total
2020/2021	44	76	120
2021/2022	68	66	134
2022/2023	75	104	179
2023/2024	115	186	301
2024/2025	107	200	307
2025/2026	70	254	324

Table 3 shows the number of prevention cases rising to 2022/23 and then gradually falling back, which suggests it's getting more difficult to prevent homelessness before someone becomes homeless. There could be several reasons for this, which includes people not contacting services before it's too late to prevent homelessness. Conversely, relieving homelessness i.e. once a person has become homeless, has risen throughout the six-year period. Whilst the rise in actual homelessness cases will have contributed to the greater likelihood of opportunity to prevent homelessness, the work of HA&H in finding solutions to help prevent and relieve homelessness has been considerable.

It is unfortunate of course that there are many cases where it's not been possible to prevent or relieve homelessness and therefore there remains a continued need to ensure advice and guidance remains fully accurate and therefore there is an action within the Action Plan that advice continues to be reviewed and updated as necessary.

The Government has set specific targets related to prevention and relief including: -

A National Plan to End Homelessness: -

- **Prevention**: increase the percentage of households whose homelessness prevention or relief duty ends because they have secured accommodation. The national average at the start of the parliament was 42.3% and was 46.5% at the time of publishing A National Plan to End Homelessness. Our target is to increase it further across the Parliament.

Local Outcomes Framework: -

- Success at preventing and relieving homelessness
- Success at preventing and relieving homelessness for those experiencing multiple disadvantage

As per Local Outcomes Framework, the current baseline for both measures is above the national average and targets have been set to increase preventing and relieving homelessness.

The Role of Partners

The Council's Housing Advice and Homelessness (HA&H) service works closely with partners in different ways including: -

Dealing with day-to-day cases / referrals

The Council's HA&H service receives referrals from many different agencies including statutory services, housing providers and VCFSE. As part of taking such enquiries and cases forward, HA&H will liaise with many agencies including liaising with housing providers to seek rehousing where it has not been possible to prevent homelessness.

Through Grant and Service Level agreements regarding schemes

The Council has entered into several agreements with local agencies to deliver services related to homelessness prevention. These agreements are performance managed and monitored with both parties meeting up regularly to discuss any issues which might arise.

Homeless in Hyndburn Forum

The Council administers a multi-agency Homeless in Hyndburn Homelessness Forum that meets on a quarterly basis. The forum acts principally as an information exchange between HA&H services and members of the forum, along with networking opportunities for agencies to provide regular updates regarding their services. The forum is also intended as a conduit to improve services through sharing knowledge and best practice and identify gaps in service provision and work to ensure these are addressed.

Local support services

Whilst all people at risk of homelessness or homeless can access statutory services e.g. health, social services etc, there are additional support services operating within the borough who are also able to help. These include, but not limited to:

1st Call – Onward Homes – can help with financial support, applications, digital skills, health and wellbeing or general housing advice.

ACT Street Angels - Accrington - provides support to the community to ensure anyone who needs support can reach it. They operate on Saturday nights between 10pm and 2am patrolling Accrington town centre looking for anyone who needs help.

HARV - provides a comprehensive, all aspect, service to those persons who are or have suffered from domestic abuse.

Hyndburn Hub - a group of organisations that can help with a range of support or advice services.

Maundy Relief - are a local charity, offering a range of services including but not limited to drop-in, community lunch and foodbank, housing and homelessness advice and support, welfare benefits advice and outreach service, health advice and advocacy, therapies, support for refugees & asylum seekers, hosting and managing support groups.

Shelter - Lancashire - provides an independent housing and homelessness advice service which includes providing legal representation for people receiving benefits or on low incomes. Shelter work in conjunction with Citizen's Advice and undertake general housing advice casework along with repossession prevention work including managing a Court Desk at local courts.

It is recognised that many agencies can give out general advice and that not everyone who approaches these agencies, would automatically approach the Council. The HA&H service therefore provide advice online so that up-to-date information remains accessible.

The Use of the Crisis and Resilience Fund (CRF)

The former Discretionary Housing Payment (DHP) scheme came to end in England on the 31st of March 2026 and from the 1st of April 2026, DHP's were replaced by the Housing Payment strand of the Crisis Resilience Fund (CRF). CRF Housing Payments are payments that the Council may be able to make to give applicants further assistance towards rent or other housing costs including: -

- **Reductions in HB or UC Credit -** Where the benefit cap has been applied, following the removal of the spare room subsidy in the social rented sector or because of local housing allowance restrictions.

- **Rent shortfall due to -** a rent officer restriction such as local reference or shared accommodation rate, non-dependant deductions in HB or cost contributions in UC, income tapers or essential expenditure in other areas.

- **Rent in advance** - If a tenant pays their rent monthly, then a landlord can ask them to pay their first month's rent at any time between signing the tenancy agreement and the tenancy starting i.e. the 'pre-tenancy period'. The CRF may be able to assist with this.

- **Rent deposits** - Before a tenancy agreement is signed, a landlord can ask for
    - a holding deposit (this can be up to one week's rent), to reserve the property while checks are carried out
    - a tenancy or security deposit before the tenancy agreement is signed

  The maximum tenancy or security deposit a landlord can ask for is up to 5 weeks' rent if the rent for the year is less than £50,000.

- **Removal fees** – to help people move into alternative accommodation

The HA&H service submits applications to CRF on behalf people who are being supported with housing issues, to try and prevent or relieve homelessness.

Availability of Accommodation

The Homelessness Review has considered the existing supply of accommodation and likely future demand. This specifically relates to the range of local accommodation which may be available to help prevent or relieve homelessness, including provision of temporary accommodation to discharge duties, longer-term supported housing options as well as long-term permanent rehousing options such as through social housing. The Review also includes the mapping of sufficiency and suitability of local accommodation options, consideration of any identified gaps and opportunities as well as variables in relation to the type of tenure: supply, procurement, quality, specification, suitability, location and sufficiency. The findings have been fed into the subsections below.

Temporary Accommodation

Under homelessness legislation, if a household is eligible, homeless and there is reason to believe the applicant is in priority need, the Council must provide suitable Temporary accommodation pending further enquiries into their homelessness. At present the Council uses the following options to rehouse homeless households on a temporary basis: -

- ***Onward Homes*** – 3 x properties - used for homeless families
- ***East Lancashire Homeless Families scheme*** – 3 x properties - used for homeless families
- ***ABEN*** – 'A Bed Every Night' scheme - 1 house and 4 flats used for homeless families and single people
- ***Maundy Relief Night Shelter*** – 3 x rooms for single homeless people
- ***Bed & Breakfast accommodation*** – used as and when required, for homeless families and single people

Use of Temporary Accommodation
As can be seen in Table 4 there has been a large increase in temporary accommodation usage since 2020/21. It is very likely that the increase in homelessness applications has had a strong bearing on the need to provide more temporary accommodation.

Table 4 – Temporary Accommodation placements - April 2020 – March 2026

	All Temporary Accommodation Options			Bed & Breakfast (B&B) / Hotel Options only		
Year	Number of households placed	Number of nights placed	Average length of stay (days)	No of households placed	Number of nights placed	Average length of stay (days)
2020/2021	66	2712	41	14	279	19.9
2021/2022	63	2460	39	20	285	14.25
2022/2023	84	3083	36.7	41	1021	24.9
2023/2024	85	3845	45.2	36	897	24.9
2024/2025	112	4872	43.5	53	1559	29.4
2025/2026	125	5138	41.1	74	2048	27.7

**a number of placements overlap into new financial years, and where this occurs, they are counted as two separate placements.*

In aiming to reduce use of B&B, the Council has recently recruited a ***Housing and Homelessness Move on Officer***. This new post was created to compliment and support existing officers in trying to secure rehousing options within supported housing, private rented accommodation and with private registered providers. The officer works in-depth with clients and prospective landlords in: -

a) understanding their clients housing issues and addressing barriers to rehousing,
b) maximising rehousing opportunities including ensuring applications are made and monitored as they progress, access to deposits / rent in advance where available
c) working with prospective landlords to negotiate access to accommodation. This includes aiming to provide assurance measures for landlords, so they are more likely to accept referrals e.g. a client's benefits are maximised which helps to pay rent
d) Encouraging tenancy sustainment by ensuring the client is supported into accommodation and is given help with accessing furniture, funds such as Crisis Resilience Fund etc
e) Any other interventions which will aid a client to access rehousing

It is anticipated that this post will provide much needed additional capacity to help officers in trying to find ways forward to secure rehousing prior to temporary accommodation being needed, and to help move people on who are already in temporary accommodation.

The Government has set specific targets related to temporary accommodation usage including: -

A National Plan to End Homelessness: -

- B&B accommodation: eliminate the use of B&B accommodation for families, other than very short-term use in emergencies

Local Outcomes Framework

- the number of households with children who are in temporary accommodation on the last day of the reporting period, per 1,000 households in the population.
- Households with children in B&B over 6 weeks

The Council has struggled to adhere to the Homelessness (Suitability of accommodation) (England) Order 2003 in ensuring that no household with family commitments has stayed in B&B beyond 6 weeks, due to the huge rise in temporary accommodation usage and lack of alternation temporary accommodation options. It is recognised that there is a need to reduce B&B use on several grounds, including that there is a large financial cost and that such accommodation for families is unsuitable. Whilst the HA&H service will continue to work with homeless households and external agencies to try and prevent homelessness and avoid need for temporary accommodation, it is sadly not always possible. The Action Plan therefore contains an action to secure at least five more units of temporary accommodation for families as well as to work with Maundy Relief to expand the existing night shelter where feasible.

Supply of new housing

The **Hyndburn Local Plan - Annual Monitoring Report 2023/24 -** plans for the development of 194 additional dwellings per annum with an approximate total of 3,686 dwellings over the plan period (2021 to 2040). Considering the Strategic Housing Market Assessment (2014), which concludes that a realistic affordable housing provision to be around 20%, this equates to about 38 affordable dwellings per year. As per Table 5, the number of affordable dwellings is considerably higher than the planned rate.

Table 5 – Completions

			Intermediate Affordable Housing					
Year	**Affordable Rent**	**Social Rent**	**Intermediate Rent**	**Rent to Buy**	**Affordable Home Ownership**	**Total Affordable**	**Market**	**Total**
2021-22	55	0	5	n/a	5	**65**	13	**78**
2022-23	71	0	10	n/a	27	**108**	48	**156**
2023-24	29	0	2	0	0	**31**	8	**39**
2024-25	49	0	2	0	10	**61**	7	**68**
2025-26	75	37	0	22	24	**158**	**0**	**158**

**Source Homes England*

It is important to note that the Council is not a social housing landlord or developer. Delivery of new affordable and social homes in Hyndburn is dependent on Private Registered Provider's (PRP's), Homes England funding through the Affordable Homes Programme, and Section 106 agreements linked to private developments. While there have only been new dwellings delivered specifically for social rent in 2025-26, there has been continued delivery of affordable housing across the borough.

A key issue affecting the delivery of social rent homes locally is viability. The lower rent levels associated with social housing can make schemes financially unviable under current funding arrangements. As a result, PRP's have focused on delivering other forms of affordable housing, which still contribute towards meeting housing need.

The main social housing developments within Hyndburn which are presently ongoing are: -

- **Huncoat Garden Village -** A long-term regeneration project that will deliver over 1,816 new homes of mixed tenure including new affordable and social housing over a 15-year period.
- **Mary Street, Rishton -** A 100% affordable rent scheme bringing 30 new two and three-bedroom homes.
- **'Cabin End' - Windsor Road, Knuzden** – 20 affordable homes being developed by Ringstones for Onward Homes. Due for completion in late 2026.
- **Charter Street, Accrington:** A planned housing site will provide 32 houses and eight cottage flats.

As such, going forward there will continue to be increased supply of new housing, although the council will continue to seek new opportunities to expand affordable housing within the borough.

Social Housing

Private Registered Providers (PRPs) are independent organisations that provide low-cost social housing and affordable rent. They are not managed by local councils. Most PRPs are housing associations, but they can also include charities and for-profit companies. All PRPs must be officially listed with the **Regulator of Social Housing (RSH)**. In 2025, Homes England reported that there were 5,111 PRP properties and 32,923 private sector properties in Hyndburn.

Following housing stock transfer in 2006 to Hyndburn Homes, all social housing in Hyndburn is provided by PRP's, and the Council no longer holds any stock, following stock transfer to Hyndburn Homes, which in turn became Onward Housing. The Council has joined with other local authorities and many PRP's to work in partnership under the B-with-us Choice-based Lettings Scheme in providing a single allocation policy across the east Lancashire sub-region (*excluding Ribble Valley*) and Calderdale. By joining such a scheme, applicants from Hyndburn can bid for properties within Pendle, Burnley, Hyndburn, Rossendale and Blackburn with Darwen boroughs. Applicants are also able to bid for properties in Calderdale if they have a local connection to that borough.

Those accepted as statutorily homeless under legislation receive the highest priority banding (band 1) under this scheme and are in a very good position to be successful in bidding for property which would discharge the Council's duty to rehouse such applicants. Applicants who are owed a prevention or relief duty under the Homelessness Reduction Act are awarded Band 2 and all other persons who are homeless receive band 3.

The B-with-us choice-based lettings scheme allocations policy is checked to ensure it remains a legal policy and is periodically reviewed. At present a review is being undertaken but it is not anticipated that this will affect the priority given to homeless households. It is felt that homeless households receive sufficient priority in relation to other people on the waiting list with housing need. Further, there is always the risk that by giving all homeless households the highest banding, that this might result in more people 'band chasing' ie trying to become homeless to secure a higher banding and subsequently, secure rehousing quicker.

In terms of actual demand for social housing, Table 6 shows a significant rise in people joining the waiting list in 2022-23 and then there's a relative plateau but gradually rising to 2025-26.

Table 6 - Total households on the B-with-us waiting list for Hyndburn at the end of each financial year

	2021-22	2022-23	2023-24	2024-25	2025-26
Households requiring 1 bedroom	528	920	958	937	931
Households requiring 2 bedrooms	356	555	542	552	641
Households requiring 3 bedrooms	249	370	348	364	408
Households requiring more than 3 bedrooms	85	122	127	149	116
Total	**1218**	**1967**	**1975**	**2002**	**2096**

Table 7 shows property type being let.

Table 7 – Lettings through the B-with-us scheme by property type.

	Number of lettings				
Property Type	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
Apartment	2	2	1	0	0
Bungalow	12	17	17	4	21
Extra Care Sheltered Flat	1	0	1	0	0
Flat	92	70	76	57	147*
House	96	58	84	99	106
Maisonette	0	0	0	0	0
Sheltered Bungalow	21	21	21	28	0*
Sheltered Flat	43	41	63	44	0*
Sheltered Studio Bungalow	0	0	1	3	0
Sheltered Studio Flat	1	4	1	0	0
Studio Bungalow	0	0	0	0	0
Studio flat	1	3	0	0	3
Total	**269**	**216**	**265**	**235**	**277**

**Following change of database, there's presently an issue related to collating data on sheltered lets. Thus, lets in 2025 presently show as general needs.*

Table 6 and Table 7 when taken together shows that demand for social housing continues to rise but the number of lettings remains relatively static. Consequently, there are pressures on the whole of the social housing supply, including but not limited to, an

insufficient number of general needs flats, need for more housing generally and specifically larger properties and more adapted accommodation. In terms of trying to address these issues:

- The Council is not a social housing landlord or developer but is working with partners to try and secure more housing locally.
- Three active Three active local registered providers have secured strategic partnership status with Homes England providing the opportunity to deliver new social/affordable homes over the next 10 years
- In 2024-25, the Council worked with Onward Homes in relation to a 'down-sizing / right sizing' project whereby people in property considered too big for them, were encouraged to move to smaller, new properties. This freed up several family homes. An action has been identified re-establish another 'down-sizing / right sizing' project.
- The current review of B-with-us is considering raising the banding for those who are under-occupying, primarily to try and free up more larger properties. If agreed, this may have a positive impact on the supply of houses.
- The HA&H service considers all options for rehousing people who are homeless, including looking at other tenures such as private rented accommodation and supported housing. This work will continue and there are actions within the Action Plan to try and expand this.
- Whilst PRP's may have funds to undertake adaptions t properties, the Council also utilise **Disabled Facilities Grants (DFG's)**, which may help enable a disabled person to remain in their own home, thus this may prevent homelessness. The DGF is also split into wider areas to meet help prevent homelessness and meet needs across the borough including: -
  - DFG Affordable Warmth Grant
  - DFG Emergency Works Grant
  - DFG Home Safety Assistance Grant
  - DFG Hospital Discharge Grant

Private Rented accommodation

In common with other east Lancashire boroughs, Hyndburn has a large amount of private sector rented accommodation with a considerable range in price and quality. As a generalisation, the urban areas of the borough tend to be less expensive that more rural locations. In some areas, particularly parts of Accrington, there tends to be more private sector accommodation which is available to rent. This is perhaps less so in smaller towns and villages across the borough.

As the private rented sector operates as a market, landlords can set what rents they like, although potential tenants will likely show little interest in any property considered to be over-priced. That said, it appears that private rented rents have risen substantially in the last few years and landlords are able to command higher deposits as a result. Many landlords also ask for a prospective tenant to have a guarantor, to help provide assurance in the conduct of the tenancy. These requirements often as a large barrier to many people seeking private rented accommodation.

The private rented sector is an integral part of rehousing options and as such, the HA&H service works closely with private landlords to seek rehousing options to prevent and relieve homelessness. To expand access to private rented accommodation, the Council has recently recruited a ***Housing and Homelessness Move on Officer*** with one of the aims of the post being to seek out new opportunities to work with prospective landlords to maximise access to accommodation.

Supported 'Exempt Accommodation' – this is a type of supported housing where the landlord is a not-for-profit organisation and provides care, support or supervision to the resident. There appears to have been a large increase in this type of accommodation across the country including in Hyndburn, in recent years. Under the Supported Housing (Regulatory Oversight) Act 2023 a local authority must carry out a review of the supported exempt accommodation in its district, and in the light of that review, publish a supported housing strategy for the provision of exempt accommodation. It is anticipated this review will be completed and a strategy formulated by the end of March 2027.

At present, the Council's HA&H service use three providers of supported exempt accommodation to meet the needs of homeless people whom there may be legal duties. It is not known whether HA&H usage will increase but there is concern that there is generally too much HMO exempt accommodation in the local area. Whilst this increase in such accommodation has significantly increased the overall availability of one-bed, shared accommodation in the district, it appears to have created several adverse issues including: -

- Many properties such as 2-bed terraced housing, which ordinarily might have been available to rehouse homeless families or those with family commitments, availability of these properties has significantly reduced. This has resulted in a rise in purchase price of such properties, making them more unaffordable to families and generally far less accommodation available for those with family commitments. This appears to have resulted in more people becoming homeless, more people on the waiting list and longer times spent waiting in temporary accommodation for rehousing. This has a significant impact for families, and which may adversely affect such wider factors as children education attainment due to the disruption caused.
- The costs in renting exempt accommodation are so high that residents can only afford such accommodation whilst in receipt of benefits. This curtails job seeking as the pay from employment would not be able to cover the weekly rent, thus it will likely result

in rent arrears and ultimately, homelessness. The high costs of rent also make it more difficult to move elsewhere, as 'top-ups may mean the resident has no means to save for a deposit elsewhere.

- For most single homeless people, it's become much more difficult to secure accommodation where there are facilities such as en-suite bathrooms and living room space, as many HMO providers will seek to maximise space for bedrooms. Whilst such communal living may be beneficial to some residents, many residents are more likely to encounter issues such as anti-social behaviour and disruption due to the communal aspect of living in this way.

At present, it is likely that future HMO supply will continue to increase significantly as there appears to be considerable appetite from landlords to further develop such accommodation in the district. However, it's possible that legislation or benefits rules could change at some point or measures are taken within the proposed Supported Housing Strategy which may provide greater regulation and thus reduce demand in some way.

In terms of actions required to ensure a sufficient supply of accommodation, the main issue appears to relate to affordability which is likely being driven to an extent by the conversion of houses into HMOs. The planned Supported Housing Strategy will consider this issue and may conclude that action is required to help reduce the level of HMOs, and thus perhaps help improve the availability and affordability of houses for families.

To help improve accessibility to the private rented sector, the Council need to consider all options. An action has been identified to consider provision of a Rent Guarantor scheme to maximise this route into rehousing and preventing or relieving homelessness.

Supported housing

There are several supported housing schemes in Hyndburn.

A Bed for Every Night (ABEN)
ABEN is a short-term supported accommodation scheme designed to help people who are sleeping rough or at risk of sleeping rough. The five properties provided in this scheme are owned by Onward Housing and leased to Stepping Stone to deliver this service. ABEN forms part of a pathway, whereby people may be able to move on to 'Step Forward Hyndburn' or 'RSAP' property. This type of property is

often fully occupied and provides an important route out of rough sleeping onto longer-term options including long-term rehousing with Onward Homes.

Emerging Futures - Hyndburn

Emerging Futures provide **complex needs housing** in Hyndburn which is short-term housing options for those with complex needs. The scheme offers a safe space for people to rebuild their lives. Complex needs are defined as someone who is multi-disadvantaged with two or more needs (primarily homelessness) which typically interact with and exacerbate one another affecting their physical, mental, social or financial wellbeing. Demand for this type of scheme remains strong and is well utilised.

HARV

HARV is a non-profit, independent charitable organisation that exists primarily to provide women and children who are experiencing or have experienced domestic abuse, with a range of quality services which enable them to make informed decisions about their future. Covering both Hyndburn and Ribble Valley areas, HARV works in partnership with specialist domestic abuse service providers across Lancashire to deliver Domestic Abuse Support Services Lancashire (DASSL). This includes a range of safe accommodation and outreach services supporting victim-survivors of domestic abuse 24 hours a day, 365 days a year. HARV feel there is a need for more specialist domestic abuse accommodation in Hyndburn. To this end, HARV are considering plans to extend one of their properties to provide an additional nine rooms, two of which being accessible for those with mobility issues. HARV also feel there is a strong need for second stage supported accommodation / outreach support and support for children and young people.

Rough Sleeper Accommodation Programme (RSAP)

RSAP is a supported accommodation scheme designed to help people who are sleeping rough or at risk of sleeping rough. Onward Homes provides ten properties which are managed by Stepping Stone, who provide support to residents. Should the residents do well in the accommodation, they may be offered the chance to stay within the property long-term i.e. on an assured tenancy. In such a scenario, Onward Homes will provide another property to be used in the scheme, thus there is a pathway to permanent rehousing and properties are replenished.

SafeSpace – Hyndburn

This is a 24-hour supported accommodation project for 16–21-year-olds, who are homeless or at risk of becoming homeless. The project provides accommodation, services and support to meet the holistic needs of young people to ensure they develop the appropriate and required skills to live independently and have successful futures.

Step Forward Hyndburn
This is a supported accommodation scheme managed by Stepping Stone providing 12 fully furnished units of accommodation, with shared communal kitchen. The service provides medium to long stay accommodation for single men who have a history of homelessness. Demand for this type of property is often fully occupied and provides an important route out of rough sleeping onto longer-term options including long-term rehousing with Onward Homes.

Stepping Stone - Lancashire Dispersed Housing Service
This scheme provides dispersed accommodation across East Lancashire including Hyndburn, in mainly shared units for young people aged 16 – 21 at risk of homelessness. The scheme provides floating support for young people to develop their skills in preparation for independent living.

Due to the continued rise in homelessness applications, continued demand for supported housing and the success of the pathway, an action has been identified to consider the feasibility of expanding supported housing such as ABEN and RSAP to improve rehousing options and support more people into longer-term rehousing.

An action has also been identified to work with HARV to identify options for expanding current provision for survivors of domestic abuse in the district.

Empty Homes

Empty Homes - As per the Council's Housing Enforcement Policy - Owners of empty dwellings are encouraged to bring them back in to use through a range of informal action but where this is not successful then enforcement will be considered to address the problems and bring the property back into use. Examples of such powers include the use of empty dwelling management orders, compulsory purchase orders, and enforced sale.

The Council has a dedicated Empty Property Officer who deals with all enquires in relation to domestic and commercial properties. Unfortunately, there is no funding available for a grants scheme or incentives to return properties to use.

In 2025, there were 1187 vacant dwellings in Hyndburn, which is the 3rd lowest within the 14 Lancashire authorities. From a percentage of overall stock perspective, this equates to 3.1%, which is the 5th lowest within the 14 Lancashire authorities. This is considered to be a relatively low figure when compared to recent historical out-turns and is likely to be a reflection of market forces i.e. a significant rise in HMO's which secure exempt accommodation funding being developed, as well as the good work of the Empty Homes officer and wider service area.

Support

The 2017 Homelessness Reduction Act introduced duties to assess the support needs of all applicants who are homeless or threatened with homelessness and to consider the support needed for households to secure or sustain their accommodation. To meet these duties, when applicants contact the HA&H service for assistance whether as a general enquiry, threatened with homelessness or homeless, s/he completes an online portal to advise of their housing situation. At this very early point, the applicant can advise of their housing issues, medical issues and support issues they feel they need. This allows the housing officer an early opportunity to ascertain the applicants needs and how best to try and support the applicant to meet their needs.

The HA&H service can provide help and advice on all housing-related issues including tenancies; benefits related to housing as well as homelessness. This also extends to providing signposting to statutory services for additional specialist advice as well and liaising with statutory services regarding the applicant's case to work together where appropriate to seek a positive outcome.

HA&H officers also complete a Personal Housing Plan as part of an assessment. This sets out steps that the applicant and HA&H services need to take to try and prevent homeless provided the accommodation is safe and affordable. However, if the applicant is already homeless, help the applicant find somewhere else to live.

Mapping of services - as part of the Homelessness Review, all local support services were mapped to ascertain activities in the local area. This included support services as outlined on page 25, statutory services, voluntary, community and faith sector as well as all types of housing tenure such as social, private rented including HMO's, supported housing and temporary accommodation. It's clear that there are many agencies in and around Hyndburn who work with people who are homeless or at risk of homelessness. Inevitably there appears to be some duplication, but often this relates to activity which is not the main purpose of the agency e.g. domestic abuse services will also have a level of knowledge related to housing services ad vice versa. Very broadly, there does not appear to be any gaps in provision, although additional resources will always be helpful to improve services generally.

Voluntary, community and faith sector – HA&H services work with several voluntary, community and faith sector agencies, and enjoy a very good relationship with Maundy Relief. The existing relationship is very effective on several levels including working together to support people who are homeless. As per the Action Plan, where reasonably possible, the council is happy to support Maundy Relief in extending its night shelter to support more people who are homeless.

Enhanced tailored support - as part of the Homelessness Review, the needs of many specific groups have been considered including families, single people, rough sleepers, young people (aged 18 – 25), care leavers, victims of domestic abuse, those involved with the criminal justice system, those with drug and alcohol problems, those with a physical disability, people with mental health problems, people leaving hospital, asylum seekers and refugees, travellers and gypsies, older people and ex-services personnel.

There are many different groups affected by homelessness and in some cases, each group demand specific responses to their needs. Broadly speaking, there appears to be significant correlation between the numbers of people within each group, numbers affected by homelessness and services provided towards these groups to alleviate homelessness.

As an example, households with families / young people which tend to be the largest client groups, tend to have the most people affected by homelessness and tend to have the most services aimed at preventing their homelessness as a result. Conversely those who are in groupings which generally appear to be low in actual numbers, tend to have a small number of people affected by homelessness and tend to have less service directed at them. However, there are exceptions and a large proportion of the population could be classed as 'older people', although instances of homelessness are relatively small in this group compared to other groups such as those with physical disability or mental ill-health where homelessness has tended to be higher.

It is also recognised that some groups such as Young People Leaving Care, which may have relatively low numbers of homelessness perhaps, but more services aimed at them. However, the vulnerability of these groups in comparison to other groups means that services are more comprehensive.

Finally, it is also clear that some people may fall within more than one category or even a number of categories e.g. a person who is ex-services personnel may not necessarily receive as much support specifically due to this issue, but as they may also be a young person / or have a family, may receive greater support due to their household demographic. Naturally, this issue can and does affect the overall statistics.

Support design – HA&H staff assess support needs on a case-by-case basis, considering a person's individual circumstances. Whilst resources are relatively limited in terms of provision of interview rooms to conduct enquiries, most cases are dealt with online or phone, which may aid engagement with the person. Interaction with the person could thus be by a variety of options including by email only, telephone, in-person at the Council's offices, via an advocate, meeting at a local charity e.g. at Maundy Relief, through support services such as Inspire or a statutory service, through an interpreter or home visit.

Consultation and Partner Involvement

Consultation has occurred with many agencies concerned with homelessness across Hyndburn. These agencies include housing providers, local advice & support agencies, probation, Job Centre Plus, health services, drugs & alcohol mis-use services, LCC Children's Social Care, councillors and Hyndburn Borough Council departments.

In February / March 2026 all members of the Homeless in Hyndburn Homelessness Forum were invited to provide comment and feedback on the following three open-ended questions:

- What do you think are likely to be the biggest challenges over the next 5 years for homelessness services?
- What improvements / changes would agencies like to see in homelessness service provision?
- Any further ideas which you would like to put forward

A wide variety of responses were made recorded in the homelessness review along with an indication of how the responses would be acted upon.

Additional consultation was taken forward with key organisations in Hyndburn who helped deliver services which help prevent and relieve homelessness as well as with some people who had 'lived experience' of being homeless and could give insights into their experience of being homeless, awareness of and accessibility to services, whether they felt services were sufficient to meet their needs and what changes to services they feel would be helpful.

Funding / Delivery Challenges

HA&H services have historically been funded via a Homelessness Prevention Grant, allocated by the Ministry of Housing, Communities and Local Government (MHCLG), usually on an annual basis. However, in December 2025, the government announced that a number of different homelessness funding streams will become part of one grant, the **Homelessness, Rough Sleeping and Domestic Abuse Grant** which has been confirmed for three years over the period 2026 – 2029. Having funding over a guaranteed three-year period allows for greater long-terms planning in the delivery of services and is likely to result in better outcomes.

Action Plan

The Hyndburn Homelessness Review 2026 makes many recommendations, which have been used as Key Actions for this strategy, which will be taken forward using SMART' criteria – Specific, Measurable, Achievable, Relevant and Time based. These key actions are intended to be delivered by the Council and its partners to deliver the overall aim of the strategy.

National Targets

There are three national targets in a ***National Plan to End Homelessness***, these are: -

- ***B&B accommodation: eliminate the use of B&B accommodation for families, other than very short-term use in emergencies***. When a household is placed in temporary accommodation it will be suitable, safe and decent. MHCLG will measure national success on this target by monitoring the number of families in a B&B or hotel for longer than the statutory six-week limit. The expectation is that all targets set against this metric will be 0.
- ***Prevention: increase the percentage of households whose homelessness prevention or relief duty ends because they have secured accommodation***. The national average at the start of the parliament was 42.3% and was 46.5% at the time of publishing A National Plan to End Homelessness. MHCLG target is to increase it further across the Parliament.
- ***Long-Term Rough Sleeping: halve the number of people sleeping rough long term***: The expectation is that a numerical local target will be set against this metric that aligns in ambition with the national target

All targets set within the Local Outcomes Framework and Action Plan: -

- Are intended to align with ***three national targets***
- Have considered the ***Review of homelessness in Hyndburn 2026***.
- Will be reviewed annually

Local Governance Structures

In order to deliver the Action Plan, a strong governance structure has been put in place. This will comprise

Cabinet

- Overall responsibility
- Will formally approve the Homelessness & Rough Sleeper Strategy and accompanying Action Plan
- Where it is felt appropriate, Cabinet will decide if the Council's Resources Overview and Scrutiny Committee should undertake enquiries into the delivery of the Strategy and Action Plan
- Will receive an annual report on progress towards delivering the Strategy and Action Plan. Cabinet can request more frequent reports where concerns arise on progress.

Leadership on delivering the Strategy and Action Plan

- Cabinet Portfolio Holder for Housing and Regeneration
- Head of Regeneration and Housing

Multi-Agency Homelessness Strategy Steering Group

A multi-agency Homelessness Strategy Steering Group will be created, that will meet quarterly and will have responsibility for overseeing cross-sector delivery of the Strategy and Action Plan. The Steering Group will be Chaired by the Council's Housing Strategy & Policy Manager and attended by representatives from Onward Homes, Stepping Stone Ltd and Maundy Relief.

Homeless in Hyndburn Forum

This forum meets on a quarterly basis and acts principally as an information exchange between HA&H services and members of the forum, along with networking opportunities for agencies to provide regular updates regarding their services. The forum is also intended as a conduit to improve services through sharing knowledge and best practice and identify gaps in service provision and work to ensure these are addressed. The Forum has a standing agenda item to consider the Council's Homelessness Strategy, and this will ensure that local homelessness services and wider sector stakeholders are working effectively together.

Local Outcomes Framework

The Local Outcomes Framework sets the 16 national priority outcomes that central government and local government will work in partnership to deliver. It will provide outcomes-based performance measurement against key national priorities delivered at the local level. Within the section entitled Homelessness and Rough Sleeping, there are the priority outcome metrics as described in Table 8. *Appendix 1 – details how Local Outcomes Framework Metrics are calculated.*

Table 8 - Local Outcomes Framework Metrics and Targets

Local Outcomes Framework Metric	**Baseline** (*Latest data available as of National Strategy Publication – Dec 2025*)	**Annual Checkpoint 1** (Sept 2026)	**Annual Checkpoint 2** (Sept 2027)	**Final Target** (Sept 2028)
Households with children in temporary accommodation	Nine*	Eight*	Eight*	Seven*
Households with children in B&B over 6 weeks	One	Zero	Zero	Zero
Success at preventing and relieving homelessness	76.6%	77.7%	78.8%	80%
Success at preventing and relieving homelessness for those experiencing multiple disadvantage	75%	78%	81%	85%
People sleeping rough long-term	One	One	Zero	Zero
People sleeping rough on a single night	Two	Two	One	One

**This figure shows number of children in B&B, not specifically the number of children in B&B per 1,000 households in the borough*

How the local authority, working with partners, will achieve these targets set

The Council has worked with partners (*How partnerships work across Hyndburn – page 24 / 25*) and consulted throughout the undertaking the Homelessness Review, formulating a new Strategy and Action Plan, including setting targets. As such, the strategy will

come as no surprise to partners and any target set which requires the input of a specific partner, will have already been discussed and agreed. All partners want to see more prevention of homelessness and where it isn't possible to do so, ensure there is sufficient suitable accommodation to discharge the Council's duties pending further enquiries.

In terms of the specific targets set within the Local Outcomes Framework Metric, very broadly:

Table 2 - How the local authority, working with partners, will achieve Local Outcomes Framework Targets

Local Outcomes Framework Metric	How the local authority, working with partners, will achieve these targets set
Households with children in temporary accommodation	HA&H services will work with a multitude of partners to meet this target. Specifically: - • Landlords (PRP's and private rented) – to try and prevent the homelessness of families whether through early warning systems re potential evictions or trying to mediate a solution where the family can stay longer within their tenancy. • External agencies, to help support families at risk of homelessness, whereby their input may mean the family are able to make rental payments, modify their behaviour to avoid eviction or any other issues which may lead to their eviction. • The Council's Move on Officer and HA&H officers will seek longer-term rehousing options where possible, which will include liaison with all landlords (PRPs, supported housing and private rented) • Will increase the supply of new build social / affordable housing in partnership with local PRP's.
Households with children in B&B over 6 weeks	HA&H services will • work with partners to increase TA which is not hotel / B&B based. This will include Onward Homes and other PRP's to try and secure additional properties which could be used as TA. It is recognised that consequently, this approach may make it more difficult to achieve the target to reduce 'Households with children in temporary accommodation'. • HA&H services will also work with external agencies to prevent homelessness in the first place to minimise TA use as well as try and secure rehousing options through the H&H Move on Officer.
Success at preventing and relieving homelessness	HA&H services will work with a multitude of partners to meet this target. Specifically • Landlords (PRP's and private rented) – to try and prevent the homelessness of families whether through early warning systems re potential evictions or trying to mediate a solution where the family can stay longer within their tenancy.

	• External agencies, to help support families at risk of homelessness, whereby their input may mean the family are able to make rental payments, modify their behaviour to avoid eviction or any other issues which may lead to their eviction. • The Council's Move on Officer will seek longer-term rehousing options where possible, which will include liaison with all landlords (PRPs, supported housing and private rented) • Consider additional support measures such as developing a Rent Guarantor scheme and potential payments for deposits to relieve homelessness.
Success at preventing and relieving homelessness for those experiencing multiple disadvantage	HA&H services will work with a multitude of partners to meet this target. Specifically • Landlords (PRP's and private rented) – to try and prevent the homelessness of families whether through early warning systems re potential evictions or trying to mediate a solution where the family can stay longer within their tenancy. • External agencies, to help support families at risk of homelessness, whereby their input may mean the family are able to make rental payments, modify their behaviour to avoid eviction or any other issues which may lead to their eviction. • The Council's Move on Officer will seek longer-term rehousing options where possible, which will include liaison with all landlords (PRPs, supported housing and private rented) • Consider additional support measures such as developing a Rent Guarantor scheme and potential payments for deposits to relieve homelessness.
People sleeping rough long-term	HA&H Services will work specifically with: • Maundy Relief rough sleeper navigator service – will provide updates on people who are sleeping rough in the borough and what action is being taken to try and help the person off the streets. • Maundy Relief will liaise with HA&H services and potential outcomes may include help under a homelessness duty, accommodation in Maundy Relief night shelter, help to secure rehousing in supported exempt accommodation or through the 'pathway' which includes supported housing which may lead to long-term social housing. • Such cases are routinely taken to the weekly update meeting between Maundy Relief, Onward Homes, Steeping Stone and HA&H services.
People sleeping rough on a single night	HA&H services will take a similar approach to 'People sleeping rough who are long-term' although there will always be a case-by-case approach, taking into account the persons specific needs.

Homelessness & Rough Sleeper Strategy Action Plan 2026 – 2031

Baseline position **October 2026**	**What will we do**	**When will we do it by**	**Who will deliver** **Lead in bold**	**How will we measure success**	**Where will the resources come from**	**Which other strategies will this support**
The Renter's Rights Act has successfully been implemented in Hyndburn and needs to continue to be successfully implemented going forward	Continue to successfully implement the Renters' Rights Act in Hyndburn in relation to preventing homelessness where possible.	Ongoing	**Housing Strategy & Policy (HS&P) Manager**	No known instances of the Renters Rights Act being incorrectly implemented by HA&H staff	Hyndburn BC Housing Advice & Homelessness (HA&H) service	The Government's Homelessness Strategy - ***A National Plan to End Homelessness*** Hyndburn Borough Council (HBC) Corporate Strategy 2025-2030
The Government requires that all councils develop a Supported Housing Strategy by 31st March 2027.	Support the development of the Supported Housing Strategy in Hyndburn.	Mar 2027	**HS&P Manager**	New Supported Housing Strategy developed	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Local Government Reorganisation (LGR) will be reviewed and is presently paused.	Work to ensure a smooth transition of Hyndburn homelessness services into the new unitary authority created, should LGR be restarted.	Mar 2029	**HS&P Manager**	Homelessness services are working across the new Council footprint area, should LGR be restarted.	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	Work towards updating social housing allocations policies and making best use of the current housing stock, to make sure that social homes go to people who need them**.**	Mar 2028	**HS&P Manager**	Where needed, social housing allocations policies updated to meet this requirement	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position **October 2026**	**What will we do**	**When will we do it by**	**Who will deliver** **Lead in bold**	**How will we measure success**	**Where will the resources come from**	**Which other strategies will this support**
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	Work with prisons, care and hospitals to, wherever reasonably possible, ensure that no one should leave a public institution into homelessness.	Mar 2028	**HS&P Manager**	Policies and procedures in place to assist the process of ensuring that no one should leave a public institution into homelessness	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
HA&H services regularly need to use B&B for homeless families.	Eliminate the use of B&Bs for families, other than very short-term use in emergencies, by the end of 2029.	Mar 2028	**HS&P Manager**	Use of B&Bs is only ever for a very short-term use in emergencies	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There are no feasible opportunities through Local Authority Housing Fund (LAHF) at present. However, there is need to explore all options to meet temporary accommodation needs.	Where opportunity arises, seek to increase the supply of good-quality temporary accommodation, through LAHF, and through exploring options for partnerships with social impact and institutional investors.	Mar 2028	**HS&P Manager**	Feasible opportunities have arisen and temporary accommodation has been increased through this route	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need for more temporary accommodation in district, which would help improve access to schools, health care and avoid out of area placements.	Where required, take steps to improve the experience for people living in temporary accommodation, including action on standards, schooling, healthcare and out-of-area placements.	Mar 2027	**HS&P Manager**	Increased temporary accommodation in district and no complaints about standards or access to services.	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position **October 2026**	**What will we do**	**When will we do it by**	**Who will deliver** **Lead in bold**	**How will we measure success**	**Where will the resources come from**	**Which other strategies will this support**
A review of the Council's approach towards rough sleepers is required	Review the Council's approach towards supporting rough sleepers to ascertain what further work can be done to support the national target to halve long-term rough sleeping by the end of 2029.	Mar 2027	**HS&P Manager** Maundy Relief	Review completed and all subsequent recommendations are implemented.	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Awaiting opportunity to bid for funding under the government's proposed supported housing programme.	Where opportunity arises, bid for funding under the government's proposed £124 million supported housing programme, to help prevent homelessness and to help people off the streets and into more stable housing.	Mar 2028	**HS&P Manager**	Bid submitted	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
A standing agenda item already exists entitled Homelessness Strategy update. Quarterly updates will be delivered within this agenda item.	To update the Action Plan on a quarterly basis and circulate to Homeless in Hyndburn Forum members	Ongoing	**HS&P Manager**	Updates delivered each quarter and circulated to members.	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Targets set	To set local targets aligned with the metrics in the new Outcomes Framework for local government within the Action Plan and publish progress reports at least every two years.	Oct 2028	**HS&P Manager**	Targets met and progress report published	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position October 2026	What will we do	When will we do it by	Who will deliver Lead in bold	How will we measure success	Where will the resources come from	Which other strategies will this support
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	To implement the proposed temporary accommodation notification system, requiring local housing authorities to notify educational institutions, health visitors and GPs when a child is placed in temporary accommodation.	Mar 2028	**HS&P Manager** LCC Health services	Notification system implemented	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	To work with relevant agencies to ensure Proactive health outreach to families in temporary accommodation.	Mar 2028	**HS&P Manager** LCC	Policies and procedures in place to meet this requirement	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	To work with relevant agencies to end the practice of discharging newborns into B&Bs or other unsuitable housing and working with the NHS on safe and robust pathways	Mar 2028	**HS&P Manager** NHS / health services	Policies and procedures in place to meet this requirement	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	To work with agencies in aiming to cut school days lost for children in TA.	Mar 2028	**HS&P Manager** LCC	Policies and procedures in place to meet this requirement	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position **October 2026**	**What will we do**	**When will we do it by**	**Who will deliver** **Lead in bold**	**How will we measure success**	**Where will the resources come from**	**Which other strategies will this support**
Following the launch of - ***a National Plan to End Homelessness –*** awaiting further guidance on this specific requirement.	To liaise with pastoral teams who will be seeking to work closely with families in TA.	Mar 2028	**HS&P Manager** LCC	Policies and procedures in place to meet this requirement	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
Complete yearly reports on the HA&H database	Continue to monitor enquires and applications to the council's HA&H service to ensure the service is being accessed by all sections of the community.	Mar 2028	**HS&P Manager**	Reports completed and any actions identified are implemented	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
The Council's website related to housing advice and homelessness is in need of updating	To update the Council's website related to housing advice and homelessness.	Mar 2027	**HS&P Manager** H&H Move on Officer	Website updated	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need for at least five more units of TA for families.	Seek to increase TA for families by a minimum additional five units in district.	Mar 2028	**HS&P Manager** Onward Homes PRP's	Minimum five additional units operational	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need for more spaces at Maundy Relief night shelter	Where feasible, seek to expand Maundy Relief Night Shelter in conjunction with Maundy Relief	Mar 2028	**HS&P Manager** Maundy Relief	More spaces created and being used at Maundy Relief Night Shelter	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position October 2026	What will we do	When will we do it by	Who will deliver Lead in bold	How will we measure success	Where will the resources come from	Which other strategies will this support
There is a need for more family-sized homes to become available to let	Consider the feasibility of developing a 'downsizing' project with Onward Homes and other PRP's to try and increase family homes through this route. The Council will work with local PRP's to deliver new build family homes	Mar 2028	**HS&P Manager** Onward Homes PRPs	Downsizing Project operational and ensuring more family-sized homes become available Work undertaken with PRP's to deliver new build family homes	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need for more ABEN and RSAP supported housing placements	Seek to expand ABEN and RSAP supported housing schemes in conjunction with Onward Homes and Stepping Stone	Mar 2028	**HS&P Manager** Onward Homes Stepping Stone Ltd	More placements made available and being utilised	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need to undertake a feasibility study into Rent Guarantor Schemes to help greater access to private rented accommodation	Consider the feasibility of introducing a Rent Guarantor Scheme in order to maximise this route into private sector rehousing and preventing or relieving homelessness.	Mar 2027	**HS&P Manager**	Complete the feasibility study and enact any recommendations	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position **October 2026**	**What will we do**	**When will we do it by**	**Who will deliver** **Lead in bold**	**How will we measure success**	**Where will the resources come from**	**Which other strategies will this support**
There is a need to provide more specialist accommodation for survivors of domestic abuse	To work with HARV to identify options for expanding current provision in the district	Mar 2027	**HS&P Manager**	More specialist accommodation for survivors of domestic abuse procured and being used	HA&H service HARV funding	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
The current policy needs to be updated to reflect recent Government guidance in ***A Local Plan to End Homelessness.***	Update the Council's Temporary Accommodation Policy	Dec 2026	**HS&P Manager**	Policy updated	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is a need to undertake a feasibility study into taking a 'Housing First' approach towards helping prevent or relieving homelessness.	To look into the feasibility of taking a housing First' approach towards helping prevent or relieving homelessness.	Mar 2027	**HS&P Manager**	Complete the feasibility study and enact any recommendations	HA&H service	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030
There is need to develop more affordable / social housing within the borough	Work with local PRP's to: - • Maximise supply of new affordable / social housing through S106 contributions on viable developments, and to bring forward new affordable housing through the social and affordable homes programme • Explore opportunities to increase the supply of TA through new build developments funded via	Mar 28	**HS&P Manager**	Supply of new affordable / social housing through s106 contributions New affordable housing brought forward through the social and affordable homes programme	HA&H service s106 contributions	A National Plan to End Homelessness HBC Corporate Strategy 2025-2030

Baseline position October 2026	What will we do	When will we do it by	Who will deliver Lead in bold	How will we measure success	Where will the resources come from	Which other strategies will this support
	the social and affordable homes programme • Ensure that viable new developments deliver new affordable / low-cost housing including Huncoat Garden Village			Opportunities to increase supply of TA has been explored Viable new developments have delivered affordable / low-cost housing including Huncoat Garden Village.		

How the local authority, working with partners, will achieve these targets set in the Action Plan

The Council has worked with partners and consulted throughout the undertaking the Homelessness Review, formulating a new Strategy and Action Plan, including setting targets. As such, all partners are aware of the targets set within the action plan.

For all actions, the Council's Housing Strategy & Policy Manager will take the lead, and where indicated, partners will contribute where required. The Action Plan will remain a working document and over time, more partners may become involved in delivering actions, and on occasion, this may result in creation of a 'task and finish' group.

Appendix 1 - Local Outcomes Framework and how they are calculated

Table 1 – Local Outcomes Framework and how they are calculated

Metric	How is it calculated
Households with children in temporary accommodation	This metric measures the number of households with children who are in temporary accommodation on the last day of the reporting period, per 1,000 households in the population. Temporary accommodation is accommodation secured by a local authority under their statutory homelessness functions.
Households with children in B&B over 6 weeks	This metric measures the number of families in Bed & Breakfast accommodation who have been resident for more than six weeks. The Homelessness (Suitability of Accommodation) (England) Order 2003 came into force on 1 May 2004. This prohibits the use of B&B accommodation for families except in an emergency and even then, for no longer than six weeks.
Success at preventing and relieving homelessness	This metric measures the percentage of successful outcomes (secured accommodation for 6+ months) at preventing or relieving homelessness in a quarter relative to the number of new prevention or relief duties owed that quarter. This metric helps track local authority "outflow" relative to "inflow" of initial duties owed in a quarter, a higher percentage indicates a local authority is more successful at earlier prevention / relief when first approached for support.
Success at preventing and relieving homelessness for those experiencing multiple disadvantage	This metric will be measured as per the 'Success at preventing and relieving homelessness', but for the cohort of people who have three or more of the following support needs recorded on Homelessness Case Level Information Collection (H-CLIC) quarterly publications: • Offending history • Domestic abuse – victim • History of repeat homelessness or history of rough sleeping • Drug dependency needs or alcohol dependency needs • History of mental health problems
People sleeping rough on a single night	This metric measures the number of people sleeping rough on a single night between 1 October and 30 November.

People sleeping rough long-term	This metric measures the number of people sleeping rough during the month who are long-term. Long-term rough sleeping is defined as the number of people seen sleeping rough in the current month and who have also been seen sleeping rough in 2 or more additional months over the past 12 months. The number of people sleeping rough over the course of the month is an estimated figure based on outreach contacts, and the same definition of sleeping rough as above is applied.