

A photograph of Southampton City Hall at dusk. The building is illuminated, with its clock tower prominently featured. The sky is a deep blue, and the foreground shows a green lawn and a parking lot with several cars. The image is framed by dark tree branches in the upper corners.

Overview of Homelessness in Southampton and the link to the private rented sector.

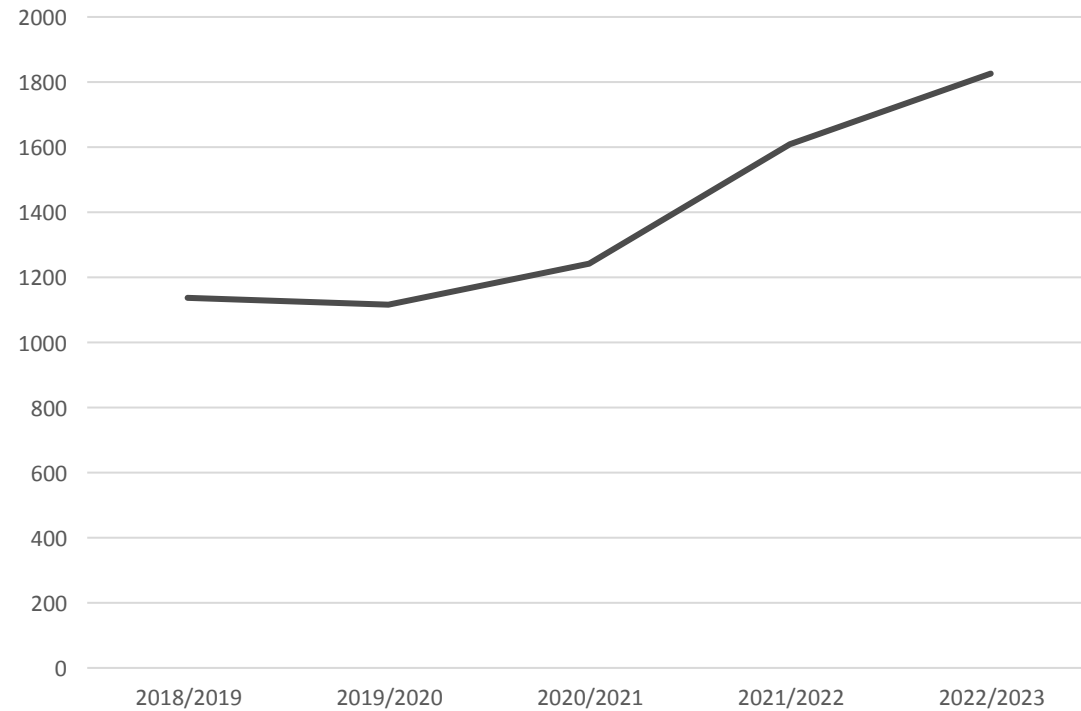
29th February 2024

Homelessness in Southampton – the demand

- Local authorities have a duty to provide advice and information to people on housing issues even if they are not threatened with homelessness.
- The number of households approaching the authority has increased over the past few years
- One of the top three reasons households in Southampton become homeless is due to being asked to leave from the private rented sector

Homelessness Approaches

Number of Homelessness approaches



Years	Number of Homelessness approaches
2018/2019	1137
2019/2020	1116
2020/2021	1242
2021/2022	1609
2022/2023	1826

Reasons why Households become Homeless in Southampton

The top three reasons that households become homeless in Southampton is:

- Family or Friends no longer willing to accommodate
- End of private rented tenancy – assured shorthold
- Domestic Abuse

The top reasons why households become homeless from private rented accommodation:

- Landlord wishing to sell or re-let the property
- Tenant's experiencing financial difficulties
- Increase in rents

Housing options for households

The main ways in which we assist households that become homeless are:

- Work with both tenants and landlords to resolve any issues where possible to enable the tenant to remain in the property;
- Assist households in securing alternative private rented accommodation
- Provide financial assistance to help households find alternative accommodation
- For the local authority to have the best opportunity of preventing homelessness it is important that households approach us as soon as they are aware that their tenancy may be at risk
- So far this year we have assisted over 300 households into the private rented sector

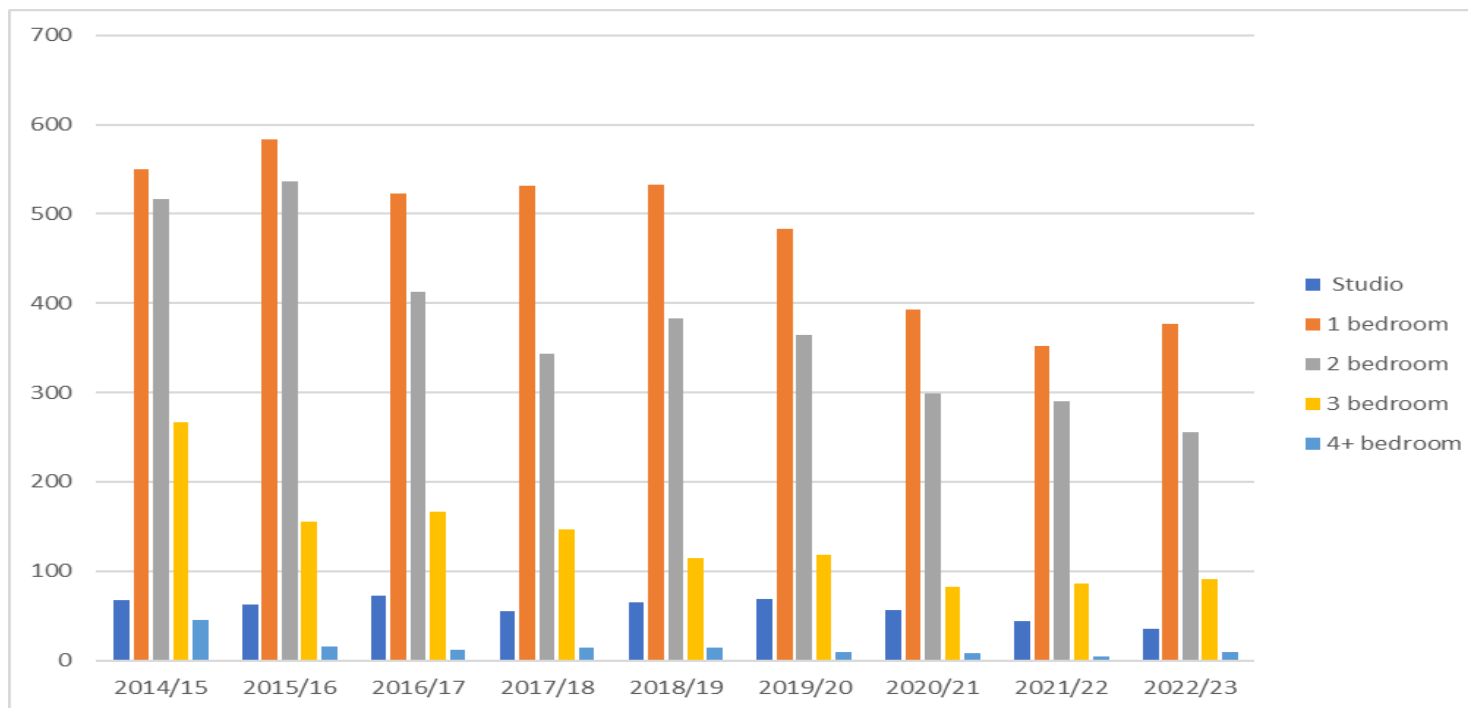
Housing Need/Housing Register

7,666 live applications on the Housing Register

Property Size	Numbers Waiting	Wait Times (with priority)	Wait Times (no priority)
1 bed	4304 (includes 1481 eligible for older persons housing)	2 years 3 months	4 years 8 months
2 bed	1498	2year 4 months	4 years 9 months
3 bed	1,548	9 years	11 years 5 months
4 bed +	316	10 years 1 month	12 years 6 months

Supply : SCC Housing Register Lettings since 2014

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Studio	68	63	73	55	65	69	57	44	35
1 bed	550	584	523	531	533	483	393	352	377
2 bed	517	537	413	343	383	365	299	290	256
3 bed	267	155	166	147	114	118	83	86	91
4 bed	45	16	12	14	14	9	8	5	9
Totals	1447	1355	1187	1090	1109	1044	840	777	768



Importance of Private Sector Housing in Southampton



Approx. 25,000 private rented properties in the City. Spread throughout city with high concentrations in central wards



Due to the limited availability of social housing in the city. Households are looking for alternative housing options rely on the private rented sector to try and resolve their situation



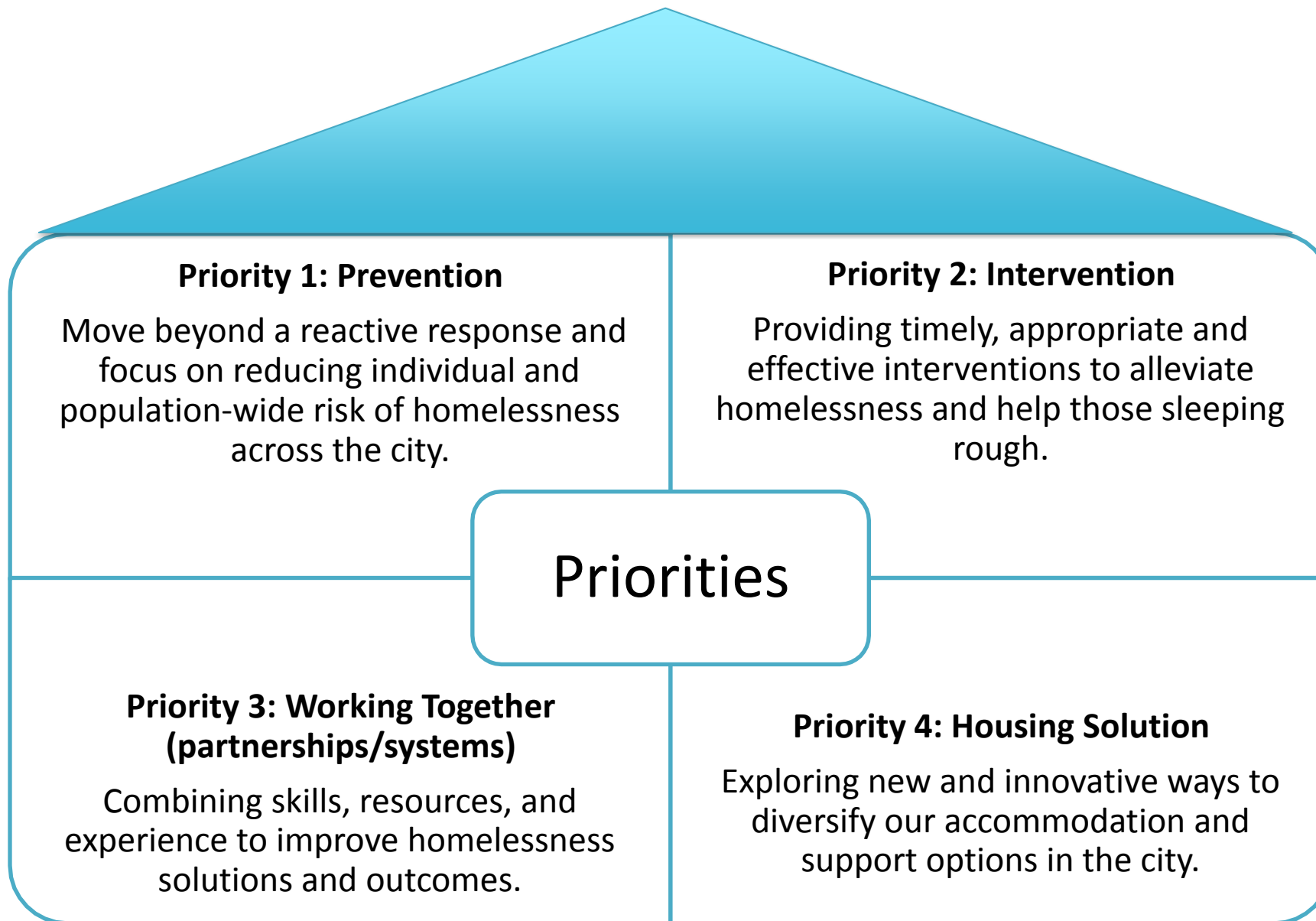
We want to work with landlords and tenants more to sustain existing private rented accommodation and also assist those who need to move to new accommodation

Homelessness and Rough Sleeping Strategy 2024-2029

We have recently launched our five-year homelessness and rough sleeping strategy which sets out our vision over the next 5 years. For further information please see [Homelessness and Rough Sleeping Strategy 2024-2029 \(southampton.gov.uk\)](https://www.southampton.gov.uk)



Our vision “A city where everyone has a safe place to call home”



The work SCC are undertaking to work with the private rented sector



Reviewing our landlord offer and considering models around leasing options, our rent deposit scheme



We are looking to work with landlords at the earliest opportunity to provide support where we can to prevent homelessness



Consider better ways we can engage with landlords in the private rented sector



Consider whether a landlords forum would be beneficial to landlords in Southampton



We are working on a call before you serve project to consider better ways we can work with landlords



Looking at good practice examples that are being carried out by other local authorities e.g BCP provide grants to the landlords to improve the standard of private rented sector properties in return for nomination rights to be the properties

Any questions?

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