

Report to Community Overview & Scrutiny

Agenda Item:

A.3

Meeting Date: 15th January 2015

Portfolio: Economy, Enterprise and Housing

Key Decision:

Within Policy and

Budget Framework YES
Public / Private Public

Title: INTER-AGENCY HOMELESSNESS STRATEGY FOR CARLISLE

2015-20

Report of: Director of Economic Development

Report Number: ED 02/15

Recommendations:

For COSP members to agree the shared local priority areas, actions and approach outlined within the five year inter-agency homelessness strategy for Carlisle as developed and agreed for delivery with key partners prior to publication and launch in April 2015.

Tracking

Executive:	14 th January and 2 nd February 2015
Overview and Scrutiny:	15 th January 2015
Council:	3 rd March 2015

1. FOREWORD

Homelessness is a complex issue with multiple causes requiring flexible solutions. To achieve the best possible results for our citizens and our City, we recognise that it is essential that all partners across different sectors and departments understand their important contribution and the cyclical benefits of joined up collaborative homelessness prevention and intervention to support the most vulnerable and those at risk.

The 2015-20 strategy builds on the strengths of the previous strategy, and contributes towards the strategic objectives within Carlisle City Council's corporate plan; in particular to work effectively with partners and to address Carlisle's current and future housing needs; and achieve the vision 'to promote Carlisle as a prosperous City, one in which we can all be proud'.

The strategy also incorporates and compliments other local and national strategic plans and strategies in order to enhance partnership approaches and deliver joint priorities, preventative activities focused on addressing the root causes of homelessness through a collective commitment for Carlisle.

Carlisle City Council has worked closely with key local stakeholders throughout the development of the shared priorities and key actions included within this strategy to ensure that the vision and goals reflect the needs of all within the district; to ensure that ownership, responsibility and accountability is shared. The working group will continue to meet throughout the life of the strategy to ensure success and that the ongoing strategic actions are reviewed annually to reflect the needs of all within the district in line with national and local drivers and legislation changes.

2. BACKGROUND

Section 1 (1) of the Homelessness Act 2002 gives Housing Authorities the power to carry out homelessness reviews within the district areas; and S.1 (3 and 4) places a statutory responsibility on housing authorities to formulate and publish a homelessness strategy based on the ongoing results of the reviews.

Section 3 (1) of the Homelessness Act 2002 requires the local housing authority to have a strategy which seeks to:

- o prevent people from becoming homeless
- ensure that there is sufficient accommodation in the area for people who might become, or are homeless
- ensure that people who might be, or are homeless, have sufficient support to prevent them from becoming homeless again
- consult with other relevant agencies in carrying out the review and in preparing the strategy

The 2015-20 Strategy builds on the strengths and achievements of the previous strategy as outlined below.

2.1 Objectives Achieved to date

All key priorities outlined within Carlisle's homelessness strategy 2008-2013 were achieved and include:

Key priority area:	Objectives achieved:
Reduce temporary accommodation by 50% in 2010	 TA target met by 2010 through the utilisation of the hostels as a preventative placement to households where no duty is owed under the Housing Act 1996 A four times (308%) increase in homeless prevention cases from 2008 – 2013
Stop placing 16 17 year olds in bed and breakfast by 2010	 No Bed and Breakfast placements utilised Increased partnership working with Children's Services and 16/17 year old Homelessness Co-ordinator Implemented joint assessments with Children's Services as part of the development of the initial joint protocol
Prevent and reduce further rough sleeping	 Implemented the provision of emergency accommodation arrangements for severe weather (SWEP) Commitment to NSNO County wide Introduction of Street Link Conducted an official Rough Sleepers count in 2011 Assisted 118 households through the homelessness prevention grant from 2012 to date with rent in advance / deposits Adopted a `Places of change' approach throughout services

2.2 The Homelessness Review – Key Findings

As part of the review process in line with best practice, Carlisle City Council examined the last six years homelessness demographic data; correlating this with information from local social services as to the current and likely future members of social services client groups who are likely to be homeless or at risk of homelessness; for example young people in need, care leavers and those with community care needs.

Trend patterns, current and future demands were determined, including housing and support resources and availability; ensuring that the future strategic priorities set are based on realistic assumptions as to how they will be delivered in practice, and collectively owned by all stakeholders within the district. The main findings included:

- ➤ 1200 people consistently approaching for housing advice for each of the last six years
- ➤ The number of Homelessness acceptances (full duty) reduced by 68% from 206 to 65 between 08/09 and 13/14 (which is comparably favourable with the national average)
- ➤ Proportionally the figures of priority need homelessness decisions have remained fairly constant over the last six years with the largest group being those with dependent children/pregnant (34%), the next largest groups being those with mental health problems (22%) and those suffering domestic violence (8%)
- ➤ The causes of homelessness remained proportionally similar with relationship breakdown (29%) and loss of rented accommodation (22%) being the most common causes
- ➤ Over the last six years the focus on homelessness prevention within the district has demonstrated an increase of 323% from 97 households successfully assisted to 410. This focus on prevention within homelessness services has successfully brought the City Council in line with the national statistical average
- An average of 35% of all homelessness presentations are from young people aged between 16 and 25

- ➤ The most recent official rough sleepers count was carried out on 14th November 2014 during the hours of 2am 4am; where 45 areas were identified and searched through local intelligence gathered from a variety of local sources including Cumbria Police, The Salvation Army, Churches Together, Carlisle Key, CASS, and Unity. The count was verified by the North East and Cumbria Manager for Homeless Link who accompanied one of the search teams on the night. No rough sleepers were found in any of the locations; further more there was no evidence observed to indicate any recent rough sleeping activity
- 2.3 In addition, an audit of repeat presentations, applications and of those residents in emergency temporary accommodation for long periods of time over the past six years was reviewed identifying 29 people annually as experiencing multiple exclusion. 1:1 interviews were then conducted with 10 sample cases over a two month period as part of an in-depth local study in to Multiple Exclusion homelessness (MEH) within the district (the full report will be available on-line with the publication of the strategy). The main findings of the sample highlighted that:
 - 80% had experienced institutional care, with prison or young offenders being the most commonly experienced (75%) particularly within the male sample (83%)
 - 38% experienced having a period in local authority care, and all reported being removed from home as a result of violence or abuse
 - 90% had substance misuse issues; with 78% reporting using hard drugs (heroin, crack and cocaine), with the youngest median age of first experiencing this within the female sample as age 14 – significantly the same median age as first injecting drugs within the female sample (17 in the male sample)
 - 70% had participated in street culture activities; and 60% reported experiencing all key indicators associated with MEH
 - 80% had children (including those who do not live with them 75% female, 83% male)
 - 60% reported having slept rough at some point (the median age of females first experiencing this being aged 16, males aged 19)

- 60% reported survival shoplifting (83% of male sample); with alcohol being the recorded as stolen the most; with drugs reported as being bought the most with the money made from selling stolen items
- 25% of females reported experiencing having sex or performing a sex act in exchange for somewhere to stay; with a median age of first experiencing this of 12 years (significantly the same respondents reported experiencing sexual abuse as a child and an adult)
- 90% reported having mental health issues, with 80% receiving medication for this
- 40% reported having attempted suicide an average of 4 times
- 75% of the female sample reported regular episodes of self harming behaviour (cutting; burning; punching; head banging)
- Official homelessness presentations were reported as occurring at the end of the multiple exclusion journey; most significantly within the female sample at a median age of 22 years
- The estimated average cost to local public services within Carlisle based on the average persons experiential findings and DCLG's cost unit calculator (2014) is £60,036 per person; totalling estimated cost of £1.7 million annually

2.4 National, Regional and Local Context

As part of the review relevant strategic documents have been reviewed and key actions incorporated to ensure the effectiveness and success of resources and appropriate partnerships.

The Governments Housing Strategy, *Laying the foundations: a housing strategy for England* acknowledged the current key challenges posed by tackling homelessness, through issues such as the recession, welfare reform and rough sleeping; thus highlighting the importance of homelessness prevention.

Making Every Contact Count: A joint approach to preventing homelessness encourages better cross-service working between councils, charities, health

services and the police to focus on earlier support for people likely to become homeless and includes five commitments:

- Tackling troubled childhoods and adolescence
- Improving Health
- Reducing involvement in crime
- Improving access to financial advice, skills and employment services
- Pioneering innovative social funding mechanisms for homelessness

The report also set out 10 `local challenges' for local authorities which if addressed will lead to local homelessness services meeting the best or gold standards; these challenges have been incorporated and addressed in this strategy and action plan:

	Local Challenges:
1	Adopt a corporate commitment to prevent homelessness which has buy in across all local authority services
2	Actively work in partnership with voluntary sector and other local partners to address support, education, employment and training needs
3	Offer a 'housing options' prevention service, including written advice to all clients
4	Adopt a No Second Night Out model or an effective local alternative
5	Have housing pathways agreed or in development with each key partner and client group that include appropriate accommodation and support
6	Develop a suitable private rented sector offer for all client groups; including advice and support to both clients and landlords
7	Actively engage in preventing mortgage repossessions including through the Mortgage Rescue Scheme
8	Have a Homelessness Strategy which sets out a pro-active approach to preventing homelessness and is reviewed annually so that it is responsive to emerging needs
9	Not place any young person aged 16 or 17 in bed and breakfast accommodation
10	Not to place any families in bed and breakfast accommodation unless in an emergency and then for no longer than 6 weeks

The Government outlined its *Vision to end Rough Sleeping in the No Second Night Out* rollout nationwide; recognising that in order to successfully deal with rough sleeping a gold standard approach to rough sleeping services that meet the No Second Night Out principles will need to be adopted and owned collectively locally to ensure that:

 New rough sleepers should be identified and helped off the streets immediately so that they do not fall in to a dangerous rough sleeping lifestyle

- Members of the public should be able to play an active role by reporting and referring people sleeping rough
- Rough sleepers should be helped to access a place of safety where their needs can be quickly assessed and they can receive advice on their options
- They should be able to access emergency accommodation and other services, such as healthcare if needed
- If people have come from another area or country and find themselves sleeping rough, the aim should be to reconnect them back to their local community unless there is a good reason why they cannot return.
 There, they will be able to access housing and recovery services, and have support from family and friends

2.5 Carlisle Housing Strategy

The Homelessness Strategy 2015-20 incorporates and contributes towards the key objectives within Carlisle's current Housing Strategy highlighted below in relation to Supporting Vulnerable People through supporting the delivery of housing and support services to meet the needs of all.

- 1. Responding to our ageing population, with care of vulnerable older people shifting to their homes.
- 2. Responding to the changes in Welfare reform and the effects within the current economic climate.
- 3. Meeting the challenges of an increased demand on our services with reduced resources.
- 4. Responding to increased expectation, choice and control over how services are provided to communities and individuals through the personalisation agenda.
- 5. Making sure that partnership working and shared priorities are maintained through a changing, competitive market.
- 6. Better targeting of support to vulnerable people.
- 1. Work together to review the City Council's Homelessness Strategy.
- 2. Make sure there is adequate support and appropriate (including temporary) accommodation to meet the needs of vulnerable groups.
- 3. Reduce pressure on our services by developing innovative prevention solutions, including those focused on reducing worklessness and poverty.
- 4. Actively work to reduce social isolation amongst older people.
- 5. Improve access to our services for vulnerable people from hard-to-reach social groups.
- 6. Co-ordinate and support the delivery of front line services through the Shaddongate Resource Centre.
- 7. Help vulnerable groups adjust to impact of Welfare reform.

3. PROPOSALS – Putting the Priorities for Carlisle into Action

Partnership working is at the heart of this Strategy and working together we have developed a strategic vision for Carlisle that will ensure we are all working to develop and address the following priority areas over the five year period:

Priority Area 1: Delivery of Appropriate Flexible Accommodation and Support Pathways					
Aim	Action	Objective	Key Partners	By When	Challenges
Develop, implement and embed effective multi- agency personalised support and housing services which allow flexibility and mobility	 Closer working and joined up processes with the Central Access Point (CAP) Review the MEAM model and consider its potential in Carlisle Review local access barriers and exclusions; promoting a culture of crisis intervention across agencies Crisis intervention approaches to manage and prevent evictions and unplanned exits from services Embed a collective commitment to improve the transparency of decision making and 	 Increased access and move on routes in to and out of support and accommodation provision Increased supply of settled accommodation Reduction in repeat homelessness cases and MEH 	Carlisle City Council / Cumbria County Council / CAP / Probation Services / NHS / CMHS / Drug & Alcohol services / Cumbria Police / Training and Education Providers / Housing Providers – RSL's; PRS; SP funded and supported housing / Carlisle YMCA / YOS		

	challenge through escalation and conflict resolution Develop and promote a collaborative local directory of services Review and carry out a temporary accommodation audit across providers; and housing needs survey			
Improve access to local community services for gypsy and travellers	 Review of collaborative initial response to assessing initial needs, safeguarding and welfare of unauthorised roadside encampments Consultation in relation to needs and barriers to inclusion Increase the use of housing related floating support provision for gypsy and travellers assessed as having a support need 	 Increased access to community services for gypsy and travellers Prevention and alleviation of homelessness, and unauthorised encampments 	Carlisle City Council / Cumbria County Council / CAP / NHS / CMHS / Drug & Alcohol services / Cumbria Police / Training and Education Providers / Community groups	

Promote safeguarding as a priority locally within all agencies working with vulnerable adults and children	 Place safeguarding at the centre of all service development and delivery tiple Exclusion Homeless 	Increased knowledge, confidence and reduction of on- going risks	All agencies represented within the Homeless Strategy working group		
Aim	Action	Objective	Key Partners	By When	Challenges
Strategic multi-agency approach to homelessness prevention and intervention for those who are or at risk of MEH and rough sleeping in line with the Making Every Adult matter framework	 Clear commitment to a cross sector mandate to work outside of single organisational boundaries A multi-agency preventative pro-active approach to identifying, reporting and referring people at risk of homelessness and rough sleeping for advice and appropriate assistance Effective reconnection policy in place Development and delivery of rapid access routes in to specialist mental 	 Reduction in repeat homelessness cases and MEH Improvement in communication and joint working End of rough sleeping Improve the overall wellbeing of local people and encourage a focus on the health promotion of the local homeless population Improved recognition and 	All agencies represented within the Homeless Strategy working group Mental Health and therapeutic intervention services NHS services		

health, primary care and appropriate support and accommodation services for people who are experiencing MEH Rapid access in to a range of appropriate drug and alcohol treatment services for adults identified as being at high risk of homelessness and multiple exclusion Focused sustained support to a small case load of people experiencing MEH, which differs from preventative services offered to other at risk groups Focused work to particularly safeguard young females at risk of invisible forms of homelessness and rough sleeping Access to therapeutic rehabilitation and creative services to	treatment of physical and mental health difficulties amongst people experiencing homelessness • Reduced levels of trauma and homelessness • Enhanced links between health and social care agencies
---	--

		т	
improve coping			
strategies to deal with			
trauma issues and			
learn alternative			
coping mechanisms to			
reduce mental health			
issues, self harming			
and self medicating			
through substances			
o On-going local			
commitment and local			
promotion of			
Nightstop, No Second			
Night Out, Streetlink			
and the Severe			
Weather Emergency			
Provision			
 Develop and conduct a 			
county wide co-			
ordinated strategic			
health assessment of			
all people experiencing			
homelessness			
○ Embed a Place of			
Change commitment			
across all agencies			
involved in supporting			
people experiencing			
homelessness;			
creating and			
developing innovative			
projects and			

Priority Area 3: Inc.	opportunities for people to engage fully through volunteering, employment, training and education	e outcomes for young	people exper	iencing hom	elessness
Aim	Action	Objective	Key Partners	By When	Challenges
Develop, implement and monitor the revised and updated 16-17 year old joint protocol	 Develop a Local Commitment for Carlisle which outlines how we will collectively support and implement the Joint Protocol for Homeless 16/17 year olds Review the effectiveness of the Youth Panel as a referral point for emergency cases as part of the Local Commitment for Carlisle Actively promote Nightstop within Carlisle 	 Prevention of Homelessness Reduced levels of young people experiencing homelessness Increase access to independent advocacy for all young people aged 16/17 years who present as homeless as part of the Local Commitment Increased use of Nightstop as emergency accommodation 	Carlisle City Council / Cumbria County Council – Children's Services and Supporting People (CAP) / Youth Offending Services / 16/17 year old Homelessness Co-ordinator & Case Officer / Supported Housing providers /		

	 Increase awareness of housing options, advocacy, and support available through increased use of social network sites To develop on-line bespoke youth information pages 	for 16-17 year olds Increased volunteers to support and expand the Nightstop scheme within Carlisle	Carlisle YMCA / All local frontline third sector services working with YP / Inspira / JC+	
Promote a co- ordinated response to meeting the diverse needs and wishes of young people, through the development of local youth accommodation pathways with access routes to a range of appropriate and integrated tailored support and accommodation options	 To promote and increase the use of housing references for under 18's including guarantors; access to Choice Based Lettings for care leavers; and references given for those in temporary accommodation To develop a local collective ethos and commitment which puts young people and their families in charge of planning for the future; and provides consistent information and advice about every aspect of the young persons life, not just housing 	 Improved outcomes for young people at risk Increase appropriate housing options pathways for young people Prevent and alleviate youth homelessness Increased use of Early Help Assessments contributing towards Countywide targets 	Carlisle City Council / Cumbria County Council — Children's Services and Supporting People (CAP) / Youth Offending Services / 16/17 year old Homelessness Co-ordinator & Case Officer / Supported Housing providers / Carlisle YMCA / All local frontline third	

	 Promote and develop the active use of NYAS with all young people Increase the use of housing related floating support provision for young people identified at risk Increase the use of Early Help Assessments for 16-17 year olds who are at risk of homelessness 		sector services working with YP / CBL partners / NYAS / Inspira / JC+	
Develop and support a range of collaborative local opportunities and options for young people to participate in education, training and employment to promote economic independence and develop key skills	 Investigate young peoples needs and aspirations; and consult with those identified as at risk of homelessness Explore opportunities to link to and develop marginalised youth groups & projects Link to local partners delivery plans Support and promote the delivery of coordinated targeted front line services through the 	 Evidence of needs and aspirations to support strategic co-ordinated approach to service delivery Improved outcomes for young people at risk Shaddongate Centre utilised as a central community hub for young people identified at risk 	Carlisle City Council / Cumbria County Council / Youth Offending Services / 16/17 year old Homelessness Co-ordinator / IHA / Carlisle YMCA / All local frontline third sector services working with	

	Shaddongate Resource Centre as a central community hub Identify best practice partnership approaches to effective homelessness prevention through engagement with schools / other education providers for pre 16 years and pre 18 years Promote and increase the number of local foster carers and placements for 16-17 year olds to enable young people to move forward positively in a planned way	Prevent and alleviate youth homelessness	YP / Inspira / JC+ / Team Fostering		
Aim	vention of Homelessness Action	Objective	Key Partners	By When	Challenges
Aiiii	Action	Objective	Ney Faithers	Dy Wileii	Onlanenges
Meet the Gold Standard challenge standards and strive for continuous improvement in	 Offer a housing options prevention service which includes written advice to all clients 	 Achievement of Gold Standard services Prevent and alleviate 	Carlisle City Council All agencies represented		

frontline services	 Embed and promote the No Second Night Out standards Have a clear multiagency agreement to improve housing and support pathways for those at risk of homelessness Develop a suitable, safe and good standard private rented sector offer; with a focus on single people at risk of repeat homelessness (non statutory in line with NSNO); including advice and support to both clients and landlords Actively engage in preventing mortgage repossessions through embedding the preaction protocol and utilising preventative toolkit and actions on a case by case basis Have a homeless strategy which sets out a pro-active approach 	homelessness and rough sleeping Improve standards, information, advice and options for both landlords and tenants	within the Homeless Strategy working group Local Private Landlords Mortgage Lenders		
--------------------	--	---	---	--	--

	to preventing homelessness which is reviewed annually to ensure responsiveness to emerging needs To continue to not place 16-17 year olds in Bed and Breakfast as temporary accommodation; and encourage this good practice across agencies To continue to not place any families in Bed and Breakfast as temporary accommodation unless in and emergency and then for no longer than 6 weeks; and encourage this good practice across agencies			
Outreach work with local schools to identify young people / families at risk of homelessness; enabling effective	 Increase the use of Early Help Assessments for 16- 17 year olds who are identified as being at high risk 	 Prevent and alleviate homelessness Increased use of Early Help Assessments 	Carlisle City Council Homeless Prevention / Education welfare / Local	

support and advice to be targeted at an early	 Develop, implement and monitor clear 	contributing towards	schools and youth	
stage	systems and targeted joint programmes focused on young people & families ldentify opportunities to link to / join up specialist targeted panels focused on young people identified as being at	Countywide targets	programmes / Children and Family services / 16- 17 year old Homelessness Co-ordinator & case Officer	
	risk of homelessness			

Review develop, implement and monitor all early warning systems, partnerships and discharge policies from all institutional care facilities including hospitals	 Review effectiveness of all existing discharge policies and protocols; identify gaps, barriers and hospital discharge protocol including mental health hospital discharges Ensure there is appropriate support and signposting in place to assist individuals and families leaving the Armed Forces To offer home visits and mediation services to all as appropriate as a crisis intervention tool Promote a crisis intervention approach to ensure that refusals and pending evictions are flagged at an early stage from all providers within Choice Based Lettings and supported accommodation 	Prevent and alleviate homelessness	Carlisle Welfare Reform Board All agencies represented within the Homeless Strategy working group Cumberland Infirmary / NHS services / CMHS / Prison and Probation services The Royal British legion / SAFFA and other local and national supportive charities	

<u> </u>				
o E	nsure effective			
in in	formation protocols			
	nd processes in			
	lace to ensure early			
	ngagement with drug			
	nd alcohol treatment			
	gencies and			
	teraction with the			
	riminal justice system			
	compliment the			
	ischarge policies			
	evelop early warning			
	ystems and			
	artnerships to ensure			
	n effective response unauthorised			
	ncampments; and to			
	upport the local			
	ypsy and traveller			
	rotocol			
	nsure housing /			
	omelessness			
	epresentation on all			
· · · · · · · · · · · · · · · · · · ·	ppropriate local			
	roblem solving and			
	arly warning groups			
	onduct an audit of			
	nove on outcomes for			
VI	ulnerable older adults			
fc	ollowing hospital			
di	ischarges			
	-			
·	Į.	L.		

Ensure a joined up approach to households affected by welfare reform changes	 Development, implementation and monitoring of coordinated joined up money, debt advice and budgeting support services (link to UC) Welfare Reform and Universal Credit information and training for all frontline officers across services and schemes including utilising community asset buildings and support workers across sectors utilising a 'train the trainer' approach 	Prevent and alleviate homelessness	Carlisle Welfare Reform Board All agencies represented within the Homeless Strategy working group CAST	
Monitor the effectiveness and usage of discretionary housing payments	 Monitor on a quarterly basis as part of Carlisle Welfare Reform board Ensure that all agencies and clients are aware of DHP's and support applications where appropriate 	Prevent and alleviate homelessness	Carlisle Welfare Reform Board All agencies represented within the Homeless Strategy working group	

4. CONSULTATION

- 4.1 To date a number of consultation meetings and workshops have been carried out with a wide range of representative key stakeholders from within the statutory and third sector agencies in order to shape, agree and take collective ownership of the agreed key priorities and develop objectives within the action plan:
 - 24th June 2014 to outline the progress made on the previous strategy; the current homeless situation and key priority areas and invite discussion in relation to the key priorities / themes identified
 - 23rd July 2014 interactive workshop to explore key priority areas / themes and develop objectives and future actions
 - End of October 2014 circulation of the draft strategy to key partners and invite comments / amends
 - 13th / 14th November Official rough sleepers count verified by Homeless Link (the results have been included within the strategy document and action plan)
 - **28**th **November 2014** Interactive Key stakeholder meeting to amendments; and agree final strategy and action plan
 - 28th January 2015 & February 2015 (date TBC) Interactive workshop session to allocate lead organisations to take forward the objectives set; outline appropriate timescales and identify key challenges to the achievement of the objectives so that these can be addressed collectively
 - March 2015 (date TBC) launch and summit planning session to correspond with the publication and promotion of the strategy in April 2015

The overall partnership approach and commitment to the development and delivery of the Homelessness Strategy priorities has been very strong from the beginning of the Strategy review to date; there is an on going commitment and ownership agreed by all parties with regular meetings planned to take place throughout the life of the five year strategy which will be reviewed annually in line with best practice.

- **4.2** The Agreed Strategy document and action plan will go through the following internal meetings for approval prior to publication in April 2015:
 - SMT 9th December 2014
 - JMT 15th December 2014
 - Executive 14th January 2015
 - Community 15th January 2015

			– 2 nd February 3 rd March 2019					
5.	5. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES							
5.1	Address	sing Carlis	sle's current ar	d future hous	ing needs			
Conta	act Offic	er:	Tammie Rhoo	es		Ext:	7217	
	ndices hed to re	eport:						
Inform	Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers:							
• Noi	ne							
CORI	PORATE	IMPLICA	ATIONS/RISKS	6:				
Chief Executive's -								
Deputy Chief Executive –								
Economic Development –								
Governance –								

Local Environment –

Resources -