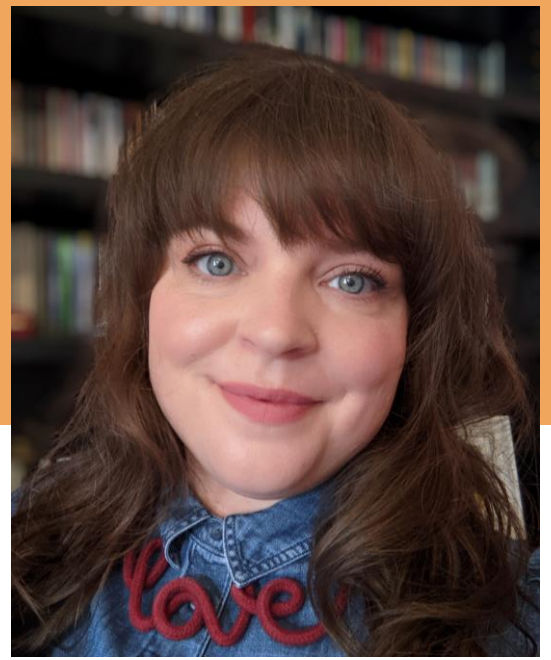
great places
HOUSING GROUP

A Foot In The Door, A Seat Around The Table



Amy Davies
Head of Independent Living

Phil Davies
Safeguarding Partner

What is social housing?

- Known as ‘Registered Providers’
- Exist alongside Local Authority Housing
- Regulator of Social Housing
- Funded by rent and Local Authority funding
- Legal duty to house via LA waiting lists
- Duty to safeguard (S.11 and S.42)

Great Places Housing Group

- 24,000 homes across the North West and Yorkshire
- Provide a wide-range of services – accommodation and support
- Promote partnership work to create vibrant, sustainable communities
- Develop new homes, for rent, affordable home ownership and outright sale
- Profit for Purpose

Plumlife homes

TERRA NOVA
A Great Places Company

great places HOUSING GROUP

CUBE HOMES

Our Customers

- A care leaver moving into first home to learn how to manage a tenancy before securing permanent accommodation
- A person over 55 looking to ‘right size’ and meet their changing needs
- A family living in a property for 20+ years
- A person with extensive experience of homelessness

Our Model

Person centred, strengths based, and trauma informed

Support customers to achieve and maintain independence

Compassionate and ethical tenancy management

More than a roof

A stable, comfortable home is the basis for wellbeing and achieving personal goals

Social value and community investment – supporting customers into work and training

Welfare rights advice

Intensive support to find permanent accommodation

But also a roof…

Responsible for repairs

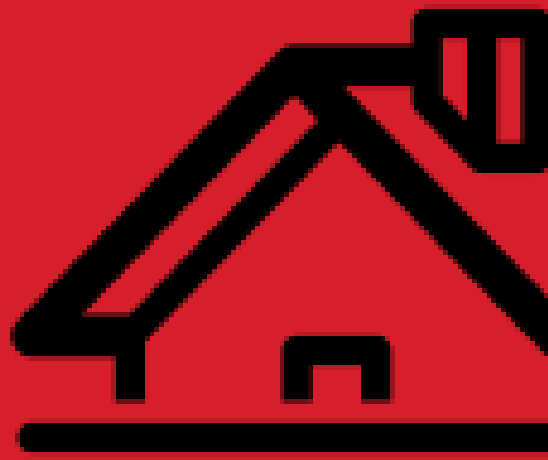
Health and safety

Investment and improvements

Safeguarding and Anti Social behaviour

Rent collection and arrears management

Reletting properties



What do we mean by a foot in the door and seat around the table?

We care

We know, respect and care about our customers.

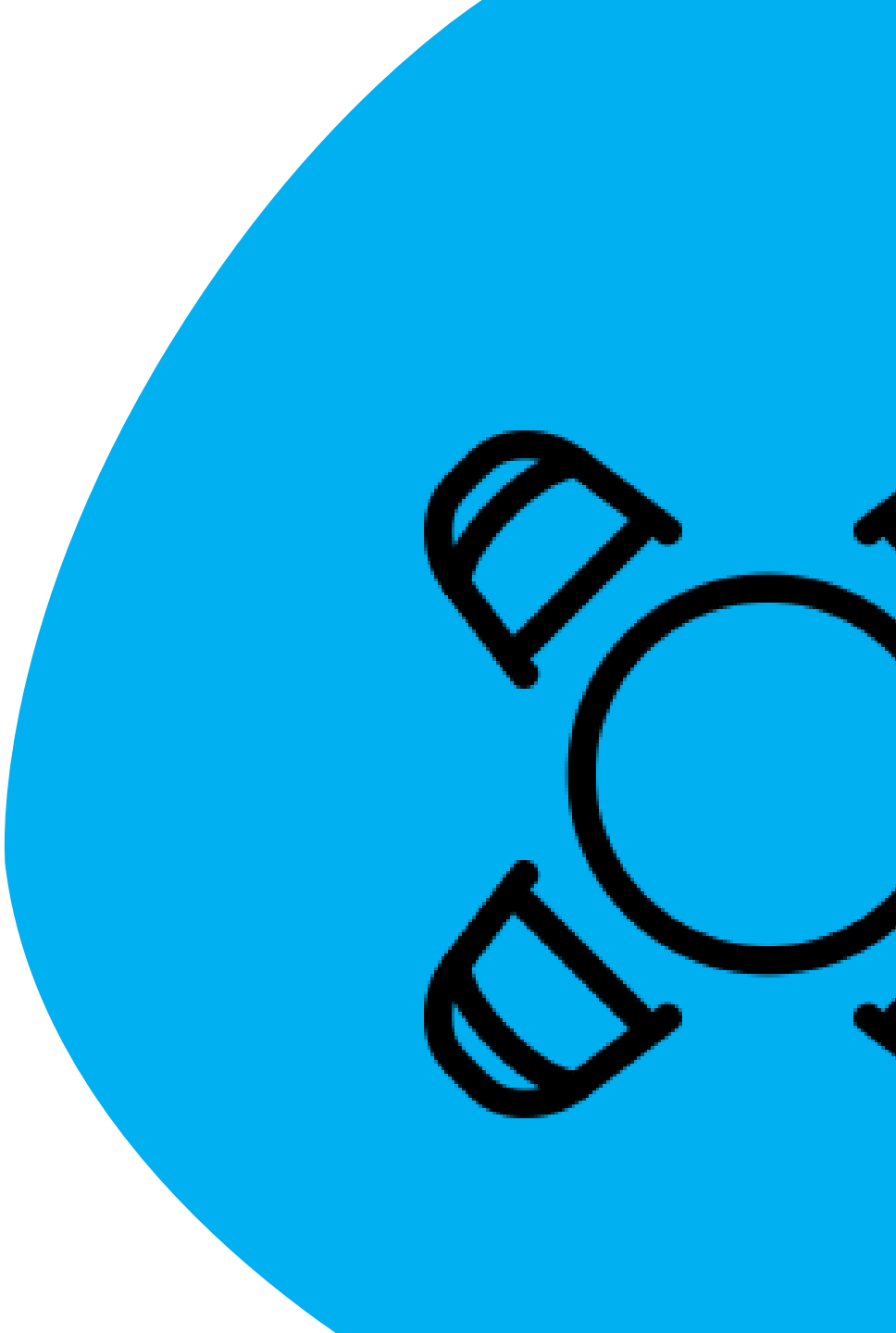
A foot in the door

- Family composition
- Anti-Social Behaviour
- Arrears
- Disrepair
- Domestic Violence
- Over crowding

And more….

A seat around the table

- Involvement in early help
- Partnership working
- Involvement in CIN/Core groups
- Community investment
- Employability



Legislation

Policy

Procedure

Recording

Review

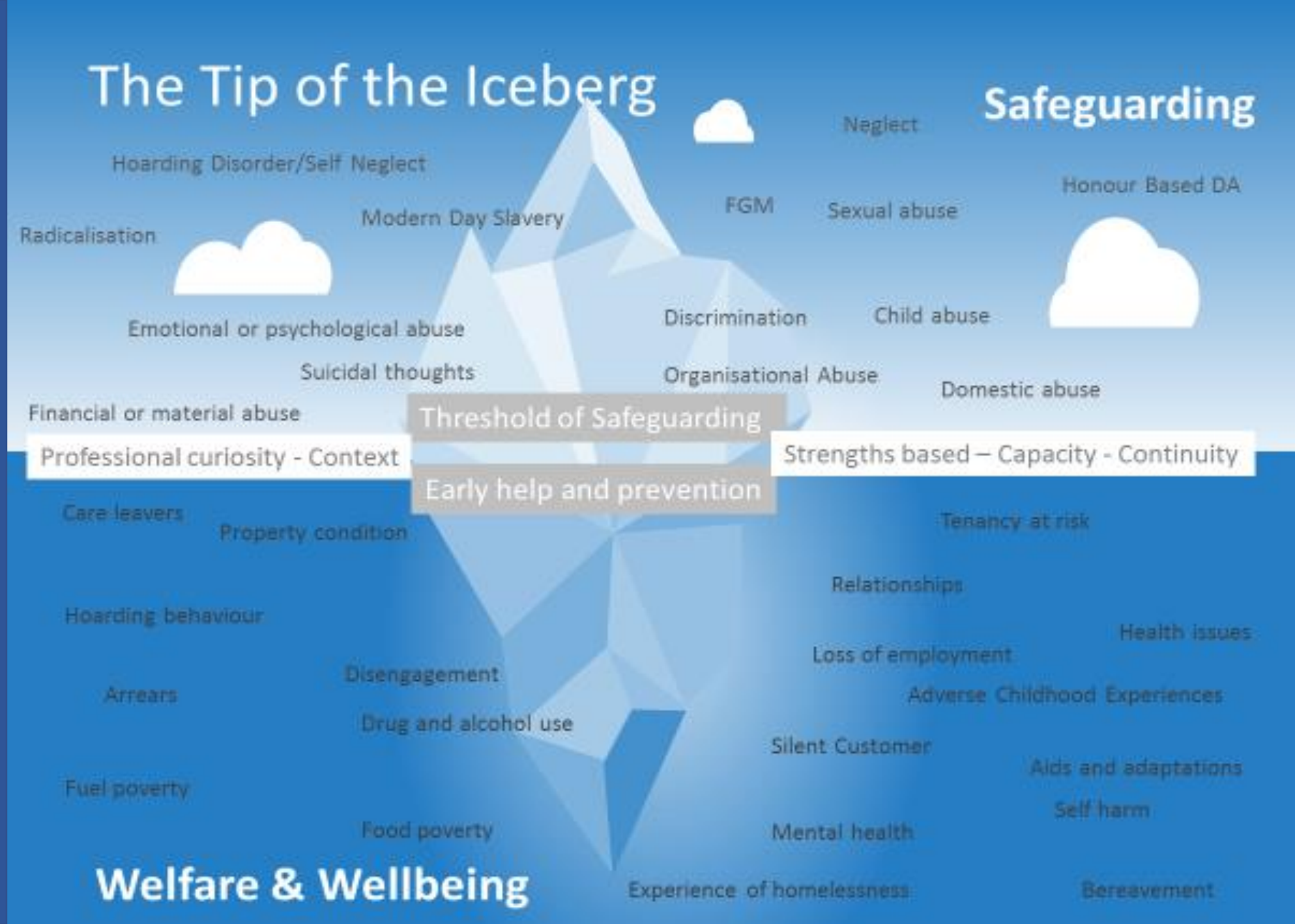
Training

Referral Support

Partnership working

Professional Curiosity

Strengths Based Approach



How does this relate to services for children?

We partner

We promote partnerships, efficiency and value for money.

Asking the right questions

It’s not just homelessness

Home environment is key to healthy development and wellbeing

Current housing crisis and pending mortgage crisis impacting thousands

- **Affordability, fuel and food poverty, mortgage arrears**
- **Insecurity – private rented sector**
- **Over crowding**
- **Disrepair, damp**
- **Lack of support network**
- **Anti Social Behaviour**
- **Domestic Abuse**

Our offer

Strengths based approach organisationally

In house Safeguarding Partner

All colleagues receive Safeguarding Training to ensure best practice

Tenancy Coach Service – funded from profit for purpose

Place based working – including community investment

Other specialist services such as Homelessness, Employability, Debt, and Legal.

We are fair

We are fair, open and accountable.

Sector Challenges

Changing Regulatory requirements from 2024

Challenges across society

‘Behind Closed Doors’

Property condition issues

Impact of crisis in health and social care sector

Summary

- Housing providers:
  - are skilled in safeguarding
  - hold useful information
  - can provide early help and intervention support
  - experienced in multi agency working
- Think ‘housing’
- Remember - more than just a roof

Thank you