

Learning from Olive Morris Court

Modular Supported Housing in London

Haringey
LONDON



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Housing Support
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Brief Overview

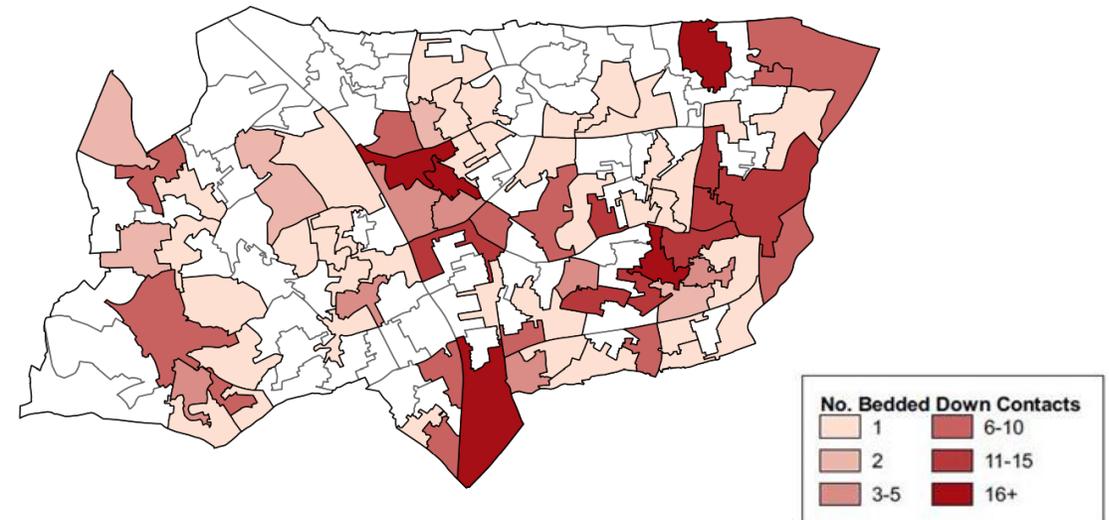
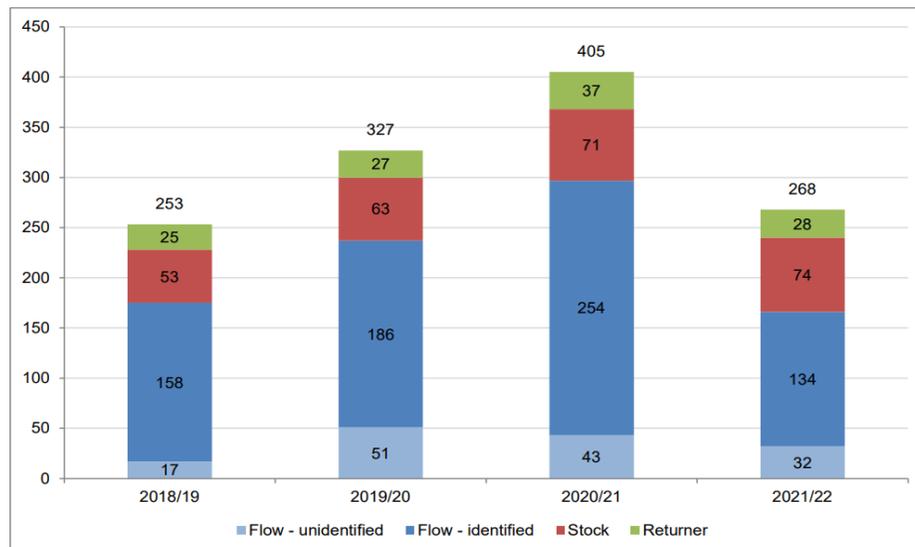
- Olive Morris Court opened in November 2021 and is delivered directly by Haringey Council
- It's development was part-funded via the first round of funding from the Rough Sleeping Accommodation Programme and partly with the support of Hill Group
- It was developed in response to the increased demand for supported housing identified during the 'Everybody In' response to the Covid-19 pandemic
- It provides 32 1-bedroom modular homes for people living with multiple disadvantage and histories of rough sleeping
- 2 of the homes are offered rent-free for people with insecure immigration status and suspected or identified care needs
- A further unit is used as an on-site office with staff on-site 24/7

Need - Rough Sleeping

Data from CHAIN shows that our outreach team meet 310 people on our streets each year on average.

- 52% of people were new to rough sleeping
- 13% were women and 87% were men
- 44% were UK Nationals, 41% were EEA Nationals and 15% were from the rest of world
- 57% were aged between 26-44 years old

People seen rough sleeping in the year, by the flow, stock and returner model.

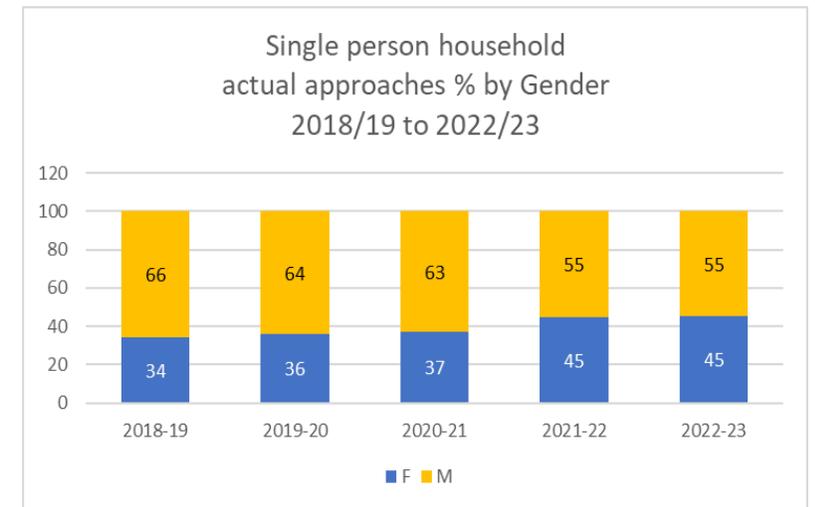
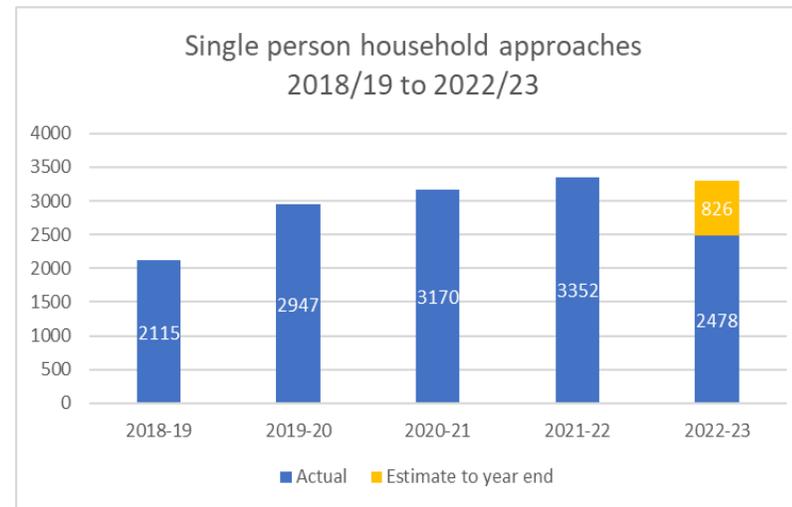
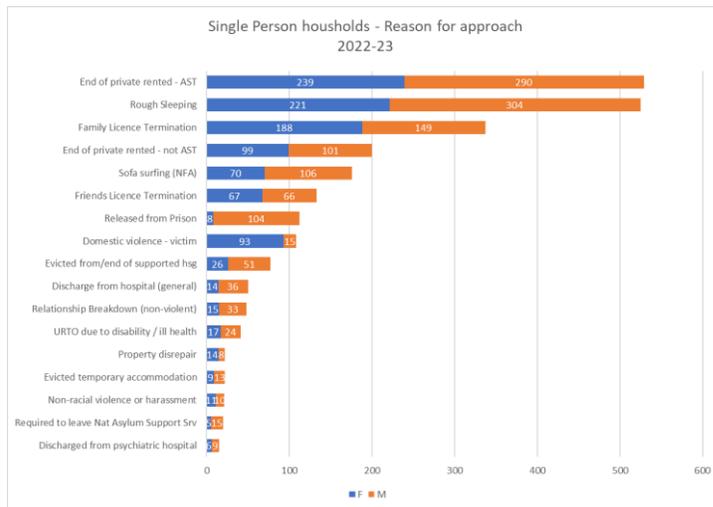


The map represents volume of contacts with the outreach team rather than individuals. People are often seen on multiple occasions within a given area.

Need - Single Homelessness

Single homelessness presentations have increased by 58% since the start of the Covid-19 pandemic

- The top 3 reasons for homelessness make up 56% of all approaches
- People approaching in the last three years have demonstrably more complex needs than in previous years
- The proportion of single women affected by homelessness has increased



Planning, Build and Implementation

Planning

- The Planning process was complex and challenging
- Funding milestones limited the time available for detailed engagement with local residents
- Nervousness about an 'untested' model
- The final scheme was smaller than the original proposal



1100E RAIL FENCING
WELDED MESH FENCING 1.8M HIGH
VERTICAL BAR FENCING 1.5M HIGH
PROPOSED TREE
LIGHTING COLUMN
CCTV CAMERA COLUMN MOUNTED

REDLINE TO BE
CONFIRMED BY
LANDOWNER



Build

- 16 units were donated
- The scheme was built on a site safeguarded from Crossrail II
- Sustainable, affordable and innovative design



Implementation

- The team were recruited several months before opening
- All homes were offered fully furnished, including soft furnishings
- A detailed Locality Management Plan was developed and a Neighbourhood Steering Group established
- All residents offered a 2 year AST
- Phased approach to welcoming people to the service

Service Vision & Mission

Mission

- We will create an impartial and respectful community where people are treated with dignity and compassion. Olive Morris Court will be a space that is non-judgemental, with equity of access and support for all residents.

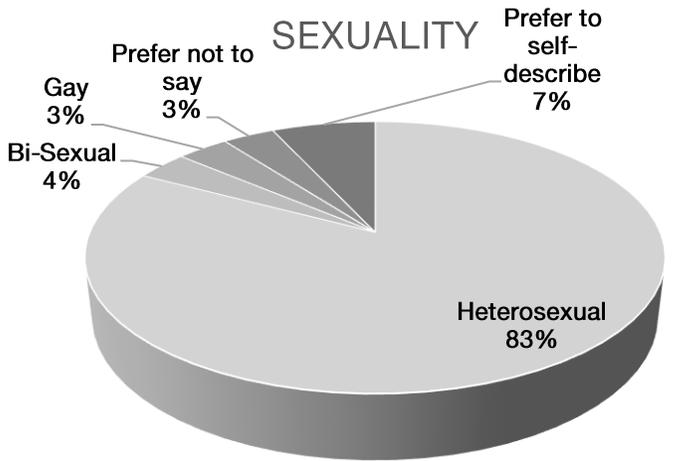
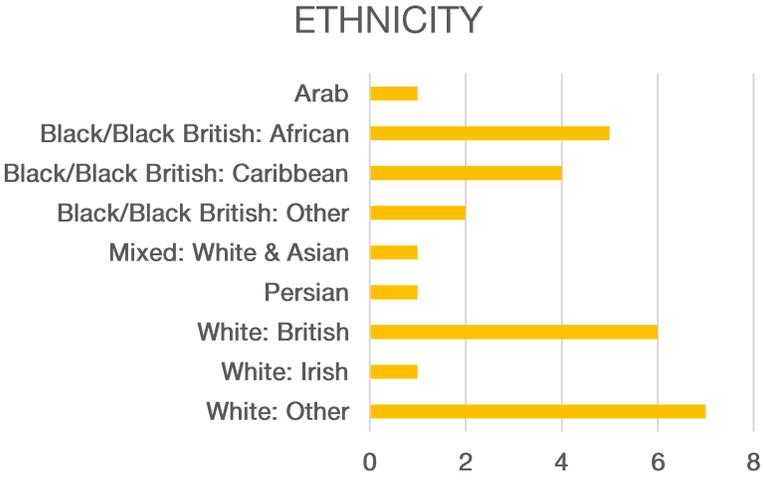
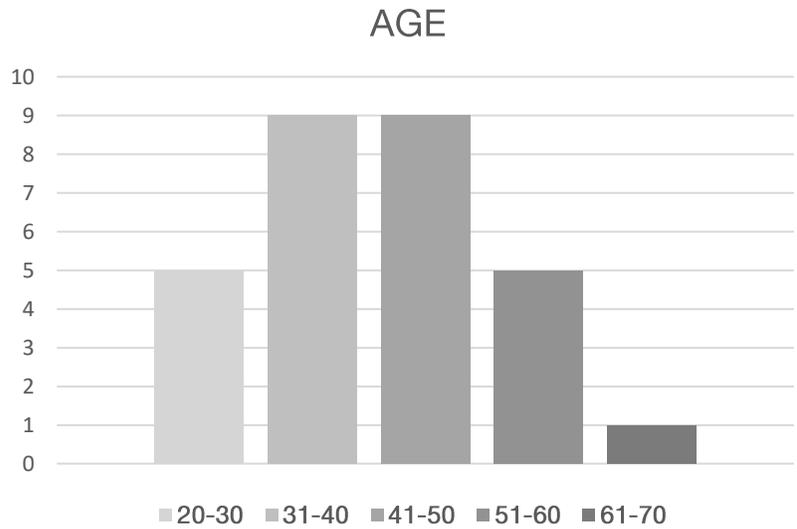
Vision

- To provide high quality self-contained accommodation with security of tenure
- To offer holistic support around housing, health and wellbeing through a range of activities and in-reach practitioners
- To build on evidence from psychologically informed environment (PIE) and trauma-informed care (TIC) approaches to create a whole-person model of support that centres goals, strengths and assets.
- To promote and embed the principles of co-production every day



Our Residents

- Our residents reflect the diversity of our community
- We are pleased that our explicitly LGBTQ+ inclusive approach has made it safe for residents to share their sexuality and gender identity with us
- In line with the rough sleeping population in the borough, most residents are aged between 31-50 years old
- More than 70% of residents at Olive Morris Court have an identified alcohol or drug related support need
- 86% of Olive Morris Court residents have rough sleeping histories
- At least 20% of residents experience multiple disadvantage; concurrent addiction, mental health needs and criminal justice involvement



Our Impact

- **86%** of Olive Morris residents have experienced rough sleeping and since the service opened, no one has returned to rough sleeping.
- Many of the most vulnerable residents at Olive Morris Court were previously staying in hotel provision to minimise the risk of Covid-19 transmission. The cost of basic hotel provision for 15 people for one year is approximately £295,650. With support, this is closer to £440,000 per year.*
- **28%** of Olive Morris residents were at **risk of imminent rough sleeping** due to eviction from other supported housing. Preventing rough sleeping is a major driver of the future of Olive Morris Court.
- **17%** of residents are currently, or have previously been, part of the ‘**T-1000**’ cohort, and **10%** were part of the boroughs **Making Every Adult Matter (MEAM)** cohort. Providing holistic, flexible and trauma-informed support for people facing multiple disadvantage has been a major success of the scheme.
- **3 residents** at Olive Morris have been supported to make successful **EUSS** applications through the stability and support available in the rent-free units. Two of these three residents had been rough sleeping for more than a year before moving in.
- **100%** of residents are now registered with a GP and more than 180 in-reach visits and events from the Haringey Homelessness Health Inclusion Team have taken place since opening.
- 2 residents have moved on to specialist supported housing, two others to private rented sector tenancies, 1 move on into permanent social housing and one resident was supported to reconnect with his home area. 3 further residents are expected to move into social housing properties within the next few weeks.
- Residents have organised events at the service, began a gardening project, run Residents Meetings and are involved in recruiting staff.

Lessons Learned

- **Community Engagement** - earlier and more collaborative engagement with local residents and neighbours is crucial to gaining long-term community support
- **Tenure** - offering a 2-year AST immediately increases risk of tenancy failure and makes positive risk-taking more difficult.
- **Gender** - porosity of access increases risk of cuckooing and other forms of exploitation, challenging to prevent & address sexual violence effectively.
- **Tenancy Skills** - importance of offering opportunity to learn tenancy skills, personal and home security, fire safety.
- **In-reach support** - sensitivities of working directly in people's homes as office or interview space on-site is limited.



“

Since being here, I've been a lot better. There are still ups and downs and, being me, it can be hard. Staff are helpful. I get along with all of them on some level which is new to me as I'm a closed person.

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Thank You

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