

HOUSING & COMMUNITIES BOARD

GD 2023/0119

HOMELESSNESS STRATEGY 2023-2028

OUR PLAN TO ADDRESS AND PREVENT HOMELESSNESS ON THE ISLE OF MAN



Isle of Man
Government

Reiltys Ellan Vannin

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FOREWORD

The Chief Minister stated in his manifesto that “housing on the Island is fast approaching a crisis point” with the rising cost of property “causing problems for anybody who for whatever reason finds themselves in need of a home purchase or rental”.

Last November Our Island Plan laid down the Building Great Communities vision of everyone having “a suitable and affordable place to call home” with the Island’s housing stock “meeting the needs of our population now and into the future”

Over the last 12 months, we have set out to engage and learn more about homelessness on the Island to inform our long term approach to addressing and preventing this issue. The outcome of this learning informs this strategy and we are tackling such a longstanding, sensitive and complex matter to deliver a framework to achieve our ambition to end homelessness on the Island.

Housing & Communities Board

“a suitable and affordable
place to call home”



HOW WE GOT HERE

The Housing and Communities Board was established by the Chief Minister in November 2021 to support Our Island Plan vision of Building Great Communities. The Board works to integrate and modernise all housing policy, law and provision into a national housing strategy comprising of:

- Everyone having a suitable and affordable place to call home
- The Island's housing stock meeting the needs of the population now and into the future.

The Board published its [2022/23 action plan](#) in March 2022, with one of the six work streams focusing on the development of a Housing First approach on the Island with the purpose of supporting people to access housing in an emergency and to enable a Housing First support service.

A cross-government strategic review was commissioned by the Housing and Communities Board to gain a full understanding of the complex history of homelessness on the Island, current service provision, the needs of service users and providers across all forms of homelessness, and, crucially, the conditions required locally to enable a sustainable focus to addressing and preventing future homelessness.

This strategy is informed by the strategic review, engagement with public sector and third sector providers, and those with lived experiences.

The final 2022/23 action plan for housing first is illustrated below.

- 1 SECURE EXISTING NIGHT SHELTER FOR 12 MONTHS
- 2 STRATEGIC REVIEW AND NEEDS ANALYSIS OF HOMELESS
- 3 COMMISSION STRATEGIC PARTNERS
- 4 SETTLE POLICY TO INFORM PROPOSED HOUSING AND COMMUNITIES BOARD BILL
- 5 PUBLISH HOMELESSNESS STRATEGY



TYPES OF HOMELESSNESS ON THE ISLAND

Experiencing homelessness is most commonly associated with rough sleeping or being “roofless.” This is because rough sleeping is usually visible to most people and therefore the only time it is noticed.

On the Isle of Man, most people experiencing homelessness are doing so invisibly. This means they could be “sofa surfing” (staying overnight on a sofa with multiple hosts), living in shelters, tents, cars, vans, B&B’s, or hostels.

People experiencing homelessness have many different reasons for doing so. This can range from complex and at times overlapping reasons such as experiencing illness, trauma, addiction, or every day problems that make maintaining housing extremely difficult. These types of issues mean housing alone is unlikely to help, therefore access to support services is also required.

Additionally, homelessness can also be experienced for financial reasons, economic crisis, relationship breakdown, fleeing domestic abuse or other less complex factors. In many circumstances, these reasons are unlikely to require additional support and access to housing is usually the primary need.

Figure 1 illustrates the approximate scale of demand on the Island for those of no fixed abode ranging from housing with no support (the lowest form of support need), to housing with on site support (the highest and most complex form of support need).

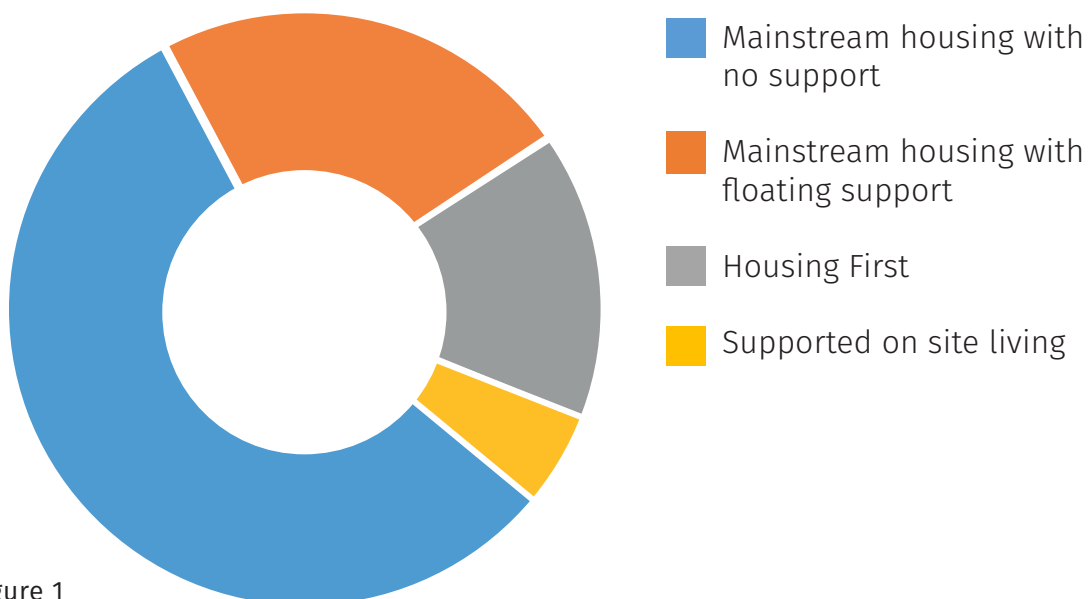


Figure 1



AVOIDING NEGATIVE STEREOTYPES AND MYTH BUSTING HOMELESSNESS

MYTH: HOMELESSNESS = ROUGH SLEEPING

Fact: Homelessness can be visible such as rough sleeping, but most homelessness is invisible such as sofa surfing, living in shelters or in tents and cars

MYTH: PEOPLE EXPERIENCING HOMELESSNESS JUST NEED A HOUSE

Fact: Finding accommodation is the first step, however maintaining accommodation is the problem for many individuals

MYTH: PEOPLE CHOOSE TO BE HOMELESS

Fact: Homelessness is rarely a choice. Instead, it's the result of most options being exhausted and/or someone is dealing with problems that make it difficult to maintain housing or their own safety.

MYTH: ALL PEOPLE EXPERIENCING HOMELESSNESS ARE ADDICTS

Fact: There are a variety of complex and often overlapping reasons for homelessness. Not everyone who experiences homelessness uses substances. However, addicts can be vulnerable too, and can be seeking means/environments to avoid that.

MYTH: PEOPLE EXPERIENCING HOMELESSNESS ARE LAZY

Fact: Being homeless usually means lacking basic necessities and therefore people experiencing homelessness are most often very resourceful, constantly in search of basic essentials. Those experiencing homelessness may have had poor or traumatic experiences and may be vulnerable.

MYTH: PEOPLE EXPERIENCING HOMELESSNESS JUST NEED A JOB

Fact: Many people experiencing homelessness are employed. Being homeless makes it difficult to gain or maintain employment





CHAPTER 1 OUR PARTNERS

“THE NHS WORKS ACROSS ORGANISATIONAL BOUNDARIES AND IN PARTNERSHIP WITH OTHER ORGANISATIONS IN THE INTEREST OF PATIENTS, LOCAL COMMUNITIES AND THE WIDER POPULATION”

TYNWALD ENDORSED & AFFIRMED CORE PRINCIPLE OF THE NHS



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infrastructure

bun-troggalys

**Praxis
Care**

**DEPARTMENT OF
HOME AFFAIRS**
RHEYNN COOISHYN STHIE



**housing matters
isle of man**
Advice • Guidance • Support



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Department of Health and Social Care

Rheynt Slaynt as Kiarail y Theay



WORKING IN PARTNERSHIP

The current support system for people experiencing homelessness involves services in the public sector, third sector organisations, volunteers and charities.

We learnt in the strategic review of the excellent work of each sector and also about the strain and pressures each area operate on a daily basis.

We also learnt there is opportunity to improve co-ordination, relationships and joint working across all sectors and that no single organisation can solve all issues.

For these reasons, we are delighted to have launched a strategic partnership with a number of public and third sector organisations who will work together, with shared accountability, to produce and deliver this strategy.



OUR PARTNERS - A COLLECTIVE STATEMENT

The Homelessness Strategic Partnership has been established by the Housing and Communities Board to work together to tackle and end homelessness on our island. We are fortunate enough to have a diverse range of organisations form the Partnership including representatives across government and third sector organisations' who have vast amounts of experience, expertise and valuable knowledge in this sector. It is collectively agreed that this balance will empower us to achieve our ambition.

The Partnership are collectively committed to addressing and preventing homelessness on the Isle of Man. We will work together and with other partners to fully deliver on this plan that will:

- ensure that the various forms of homelessness that currently exists on our island are recognised and understood

- that those experiencing these difficulties are offered support to meet their needs; and
- to develop an effective and comprehensive action plan to address homelessness in the future.

We will also ensure that preventing homelessness is not an afterthought, but interwoven in all that we do. We will work towards fully preventing homelessness in the long term, and where it cannot be prevented, ensure it is rare, brief and unrepeatable.

The Housing and Communities Board, is fully supportive of what the Partnership is working to achieve, and acknowledges the role this strategy plays in supporting actions within Our Island Plan to ensure every resident has a safe and secure home.

2

CHAPTER 2 OUR PURPOSE

“WHAT PROBLEM ARE WE SOLVING
OR CHAMPIONING?”

ACKNOWLEDGE & VALUE

To acknowledge there is a homelessness problem on the Island and to take responsibility for addressing this

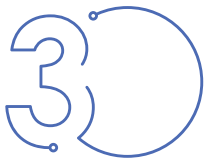
RESPOND & SUPPORT

To define, plan and co-ordinate the response from a caring community, recognising support is more than just a home

THINKING LONG TERM

To deliver long lasting change that is preventative and accessible to anyone, at any time of need





CHAPTER 3

OUR AMBITION, VISION & MISSION

“WHAT WILL THE FUTURE LOOK LIKE IF GOALS ARE ACCOMPLISHED, AND WHAT IS THE ROADMAP?”

OUR AMBITION

Our ambition is to end homelessness on the Isle of Man.

To create a legal right to housing based on an agreed criteria

OUR VISION

Everyone has access to the right service, the right housing, at the right place & at the right time, whatever the situation, cause or need.

OUR MISSION

- 1 TO DEFINE HOMELESSNESS
- 2 TO CREATE A LEGAL RIGHT TO HOUSING
- 3 PRODUCE A STRATEGY FOR HOMELESSNESS
- 4 IDENTIFY AND DELIVER INTEGRATED & JOINT STRATEGIC ACTIONS
- 5 INTRODUCE SYSTEM CHANGE OR IMPROVEMENTS
- 6 ESTABLISH CLEAR PATHWAYS TO ADDRESS AND PREVENT HOMELESSNESS
- 7 ESTABLISH A COMMON DATA SET TO INFORM EVIDENCE BASED NEED
- 8 COMMISSION NEW SERVICES TO ADDRESS AND PREVENT HOMELESSNESS ASWELL AS REVIEW CURRENT SERVICES

4

CHAPTER 4 OUR VALUES

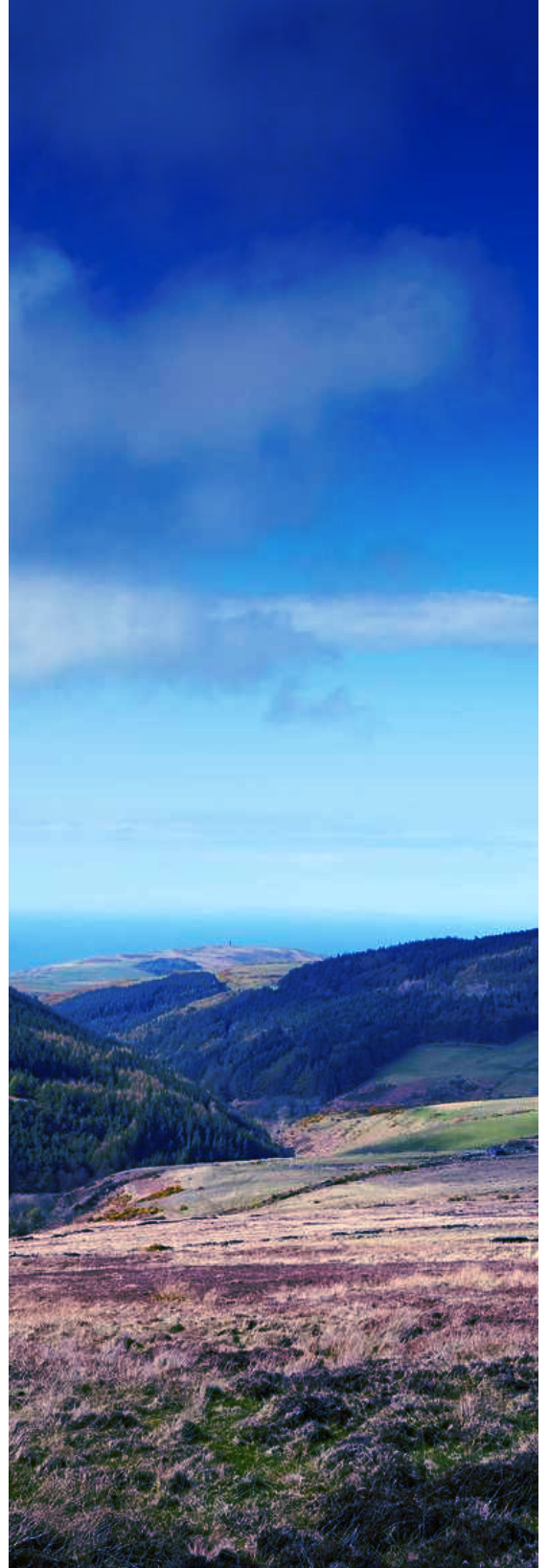
WE HAVE LEARNT...

During the strategic review and our engagement with stakeholders and industry leaders, we learnt that many people experiencing homelessness need trusting relationships to engage meaningfully with support services.

We understand that industry best practice is to put service users needs at the heart of service design and to help people with a combination of trauma, psychological and gender informed support.

We have learnt that perspectives on the system issues differ and there is opportunity to set a precedent of evidence informed interventions before perceptions or assumptions.

We know that prevention is better than cure, and that our thinking and actions must move towards prevention of homelessness in everything we do.



1

WE HELP THROUGH A COMPASSIONATE PERSON CENTRED APPROACH

- Those with living and working experiences of homelessness (“lived experiences”) are at the heart of service design and support
- Lived experiences guide a compassionate approach to enhance trust and understanding
- Support is:
 - trauma informed
 - psychologically informed
 - gender informed

2

THROUGH PARTNERSHIP WORKING

- Strategic Partnerships are formed and work to deliver together
- Multi-agency teams work together in the community to problem solve
- Teams work together to design, create and review services

3

WE INTERVENE ONLY WITH INFORMED EVIDENCE

- Data collation & analysis informs decision making
- Through Strategic Needs Assessments, Needs Audit and feasibility studies
- Perceptions are challenged and decisions are based on evidence not assumption

4

WE TAKE A PREVENTION LED APPROACH

- Proactive measures are taken to identify and mitigate potential risks or challenges before they escalate into more significant problems.
- Holistic support to address all support needs, not just housing
- Early intervention to prevent future homelessness

5

WE WORK AT A SYSTEM PLANNING LEVEL

- Legislation is enacted to protect current & future generations from homelessness
- Integrated and effective strategy, policy, leadership and governance.
- Integrated services exist across the system



5

CHAPTER 5 OUR FOCUS

“WHAT WILL WE ADDRESS?”

This strategy comprises of five focus areas which have been created based on learnings from the strategic review. The focus areas are inter-linked and the success of one depends on the actions of another.

We have designed the focus areas to be a balanced mix of requirements to ensure we achieve our ambition, vision and mission. We are committed to a number of objectives for each

We will hold ourselves accountable to deliver these focus areas and objectives in line with our values.

The Strategic Partnership working group have the responsibility to deliver the objectives for each focus area and will work together to identify a number of actions and/or projects to deliver to achieve these.

- 1 CLEAR PATHWAYS
- 2 LEGISLATION
- 3 CORE DATA
- 4 NEEDS ASSESSMENT
- 5 PREVENTION

FOCUS 1 - CLEAR PATHWAYS

This focus area is about providing easy access to support services to help with potential or actual homelessness.

We aim to introduce a single entry point, to help everyone get access to support services in the same way. We aim for everyone to know what support they're entitled to and when they will receive it. We aim to provide choice on whether people engage with support services and will offer regular reviews to support changing circumstances.

We aim to develop services based on the principles of housing first* and only consider intentionality tests** as a last resort or when we suspect abuse of the system.

This means prioritising access to housing as quickly as possible without housing readiness conditions. If support services are needed, they are underpinned by a philosophy that there is always a possibility for positive change and improved health and wellbeing, relationships and community and/or economic integration*.

*Housing First Principles in England <https://homeless.org.uk/knowledge-hub/the-principles-of-housing-first/>

**Intentionality tests assess reasons for homelessness to identify if the act or omission that led to the loss of accommodation was deliberate - "Homelessness Code of Guidance for local authorities", www.gov.uk

CLEAR PATHWAYS - OBJECTIVES

- 1 EMERGENCY OVERNIGHT PROVISION**
To provide safe and accessible options to immediate shelter and support
- 2 A SINGLE ENTRY POINT TO ACCESS THE HOMELESSNESS PATHWAY**
Clear, accessible support, signposting and need assessments
- 3 PATHWAYS THROUGH HOMELESSNESS**
Creation of long term service model; establish standardised needs assessments and reviews

FOCUS 2 - LEGISLATION

This focus area is about providing a long lasting statutory legacy of homelessness support on the Island.

“Great Britain has some of the most effective and forward-thinking homelessness legislation in the world” - Crisis.org.uk

The Isle of Man recently introduced a definition of homeless in the [Exceptional Needs Grants and Budgeting Loans \(Amendment\) Regulations 2022](#) and has the opportunity to develop this definition into legislation that provides statutory rights for all persons to be housed, in line with other Great Britain jurisdictions.

During the strategic review, we also learnt of the concern from stakeholders of the links to homelessness through acts of vagrancy in [The Vagrancy Act 1896](#). We commit to reviewing this legislation to ensure being homeless is not criminalised on the Isle of Man.

LEGISLATION - OBJECTIVES

① HOUSING IS A RIGHT FOR EVERY PERSON LIVING IN THE ISLE OF MAN

To introduce legislation that ensures every person has a legal right to housing.

② STATUTORY REQUIREMENT TO PREVENT AND ADDRESS HOMELESSNESS

To introduce legislation that promotes homelessness prevention

FOCUS 3 - CORE DATA

This focus area is about ensuring there is a core data set to consistently support the provision of homelessness support services.

It was learnt during the strategic review of the difficulty:

- a) Quantifying the number of people of “no fixed abode” on the Island,
- b) Understanding which support services people required, where and when,
- c) Calculating if the support system was worsening, stable, or improving.

The difficulties were mainly due to multiple data collection sources that didn't interact with each other, making the task of learning about a single source of the truth almost impossible.

The benefits of a reliable data source and data sharing arrangements across stakeholders are key to supporting ongoing needs assessments and clear pathways.

CORE DATA - OBJECTIVES

① A REGISTER OF NO FIXED ABODE

A single source of data recording the number of people at risk of, and experiencing homelessness

② NEEDS TRANSLATED INTO SERVICES

Data that provides intelligence on what support needs require which services

③ DATA SHARING TO IMPROVE SERVICES

Appropriate and timely data sharing between stakeholders to support the provision of services, needs assessment and prevention activities

FOCUS 4 - NEEDS ASSESSMENT

This focus area is about ensuring there is a regular set of processes to review the needs of people requiring homelessness support services now and into the future.

Strategic needs assessments are the starting point to understand population demand for services and long term planning. Currently, there is an opportunity on the Island to champion for a frequent support future service provision.

Additionally, a one off Health Needs Audit was completed by Graih in 2016, The Unhealthy State of Homelessness. This audit provided crucial health intelligence of people experiencing homelessness and feedback from the strategic review championed a regular return of this exercise.

It was also identified in the strategic review that a needs assessment process could be undertaken with everyone at risk of or presenting as homeless, to inform a personal support plan and the provision of services.

NEEDS ASSESSMENT - OBJECTIVES

- ① **STRATEGIC NEEDS ASSESSMENT**
To inform long term strategic direction to prevent / address homelessness
- ② **NEEDS AUDIT**
Performing need audits with individuals at risk or experiencing homelessness and acting upon need.

FOCUS 5 - PREVENTION

This focus area is about ensuring the actions we take in all parts of the system prevent rather than contribute to homelessness, for example, when short term fixes are put in place, it is with a long term aim towards prevention.

There are many policies, procedures and processes in existence across Isle of Man Government Departments, public sector services, third sector services and so on that may unintentionally cause, contribute or exacerbate issues resulting in homelessness. It is in our gift to improve these.

With improved core data, needs assessments and engagement, we will have a great opportunity to introduce evidence informed preventative strategies.

PREVENTION - OBJECTIVES

① POLICY, PROCEDURE AND PROCESS IMPROVEMENT

Existing system processes reviewed and enhanced from a homelessness prevention viewpoint

② IMPROVED PREVENTION MECHANISMS

For those at imminent threat of homelessness, robust prevention processes should be in place

③ HOMELESSNESS PREVENTION SERVICES

Improved data and needs assessment to inform new services that deal with preventing homelessness



CHAPTER 6

ACTION AND IMPLEMENTATION PLAN

	FOCUS AREA	WHAT WE PLAN TO DO (ACTION AND OUTCOME)	LEAD AGENCY	TIMESCALE
1	CLEAR PATHWAYS			
1.1	EMERGENCY OVERNIGHT PROVISION	<p>Action: Formalise an Emergency Overnight Accommodation support pathway. Outcome: To ensure individuals experiencing homelessness have a safe and accessible option for immediate shelter and support.</p> <p>Action: Identify wrap-around support requirement for individuals and families accessing Emergency Overnight Accommodation. Outcome: Support services engaging with individuals and families experiencing homelessness and accessing the Emergency Overnight Accommodation to stabilise crisis situations and to prevent prolonged / repeated use of the emergency pathway.</p>	<p>Manx Care</p> <p>Manx Care</p>	<p>December 2023</p> <p>July 2024</p>
1.2	A SINGLE-ENTRY POINT TO ACCESS THE HOMELESSNESS PATHWAY	<p>Action: Develop and implement a single-entry point pathway. Outcome: Individuals at risk of or experiencing homelessness are referred to this pathway to access an assessment that will determine housing and support services appropriate to their specific circumstances and needs.</p>	Manx Care	January 2025
1.3	PATHWAYS THROUGH HOMELESSNESS	<p>Action: Development of a Target Operating Model (TOM) Outcome: - The creation of a long-term service model for homelessness (with emphasises on prevention) to achieve our ambition and vision. This would facilitate the development of housing and support pathways and enable individuals to be guided in a person-centred manner to access the service that is appropriate for their specific needs.</p> <p>Action: Develop a standardised person-centred needs assessment for individuals experiencing or at risk of homelessness. Outcome: This can be used as part of the intake process into the homelessness pathway and will gather information on each individual's background, support network and immediate needs as well as identifying long term goals.</p> <p>Action: Establish a working definition of homelessness for the purpose of developing eligibility criteria. Outcome: Focus on practical criteria and eligibility for accessing services, assistance and or support.</p>	<p>Housing and Communities Board (Strategic Partnership)</p> <p>Manx Care</p> <p>Housing and Communities Board</p>	<p>January 2025</p> <p>April 2024</p> <p>April 2024</p>

	FOCUS AREA	WHAT WE PLAN TO DO (ACTION AND OUTCOME)	LEAD AGENCY	TIMESCALE
2	LEGISLATION			
2.1	HOUSING IS RIGHT FOR EVERY PERSON LIVING IN THE ISLE OF MAN	<p>Action: To consolidate and modernise housing legislation and to work towards drafting a new modern Housing Bill to be introduced through the branches of Tynwald.</p> <p>Outcome: A modernised legislative framework for housing in the Island which ensures an appropriate level of protections for residents, particularly the most vulnerable, whilst allowing for economic growth in the housing sector.</p> <p>Action: Every person to have a legal right to housing.</p> <p>Outcome: Every person has access to safe, affordable and adequate housing.</p> <p>Action: Establish a legal definition of homelessness.</p> <p>Outcome: This will allow for a duty to be created for Government and Local Authorities to be required to take reasonable steps to support homeless individuals.</p>	<p>DOI</p> <p>DOI</p> <p>DOI</p>	<p>2029</p> <p>2029</p> <p>2029</p>
2.2	STATUTORY REQUIREMENT TO PREVENT AND ADDRESS HOMELESSNESS	<p>Action: Develop a policy paper that recommends the introduction of Statutory requirements to prevent and address homelessness on the Isle of Man.</p> <p>Outcome: To introduce legislation that promotes homelessness prevention.</p>	Housing and Communities Board	November 2024

	FOCUS AREA	WHAT WE PLAN TO DO (ACTION AND OUTCOME)	LEAD AGENCY	TIMESCALE
3	CORE DATA			
3.1	A REGISTER OF NO FIXED ABODE	<p>Action: Explore the creation of a centralised data host for all relevant homelessness information such as no fixed abode data.</p> <p>Outcome: A single source of data recording the number of people at risk of and experiencing homelessness to accurately record and monitor homelessness on the Island.</p>	Housing and Communities Board	March 2024
3.2	NEEDS TRANSLATED INTO SERVICES	<p>Action: Establish a consistent method (across all stakeholders / organisations) for the collection, recording and reporting of data required to accurately identify housing and support needs and to ensure the development of services are needs led.</p> <p>Outcome: Person centred services informed by need.</p>	Manx Care/ Strategic Partnership	December 2024
3.3	DATA SHARING TO IMPROVE SERVICES	<p>Action: Conduct a comprehensive mapping exercise to identify stakeholder 'information flows' to better understand the existing multi agency approaches in place that support homeless individuals or those of no fixed abode.</p> <p>Outcome: Improved coordination among agencies, leading to a more efficient support system, with reduced service gaps.</p>	DHA	October '23 – March '24
		<p>Action: Develop a mechanism whereby organisations can access / share client data in order to respond to the needs of the client in a timely manner.</p> <p>Outcome: Improved community responsiveness to supporting individuals. Promotes effective multi-agency partnership working, promote continuity of service provision to service users and to protect them from harm.</p>	Manx Care	December 2024

	FOCUS AREA	WHAT WE PLAN TO DO (ACTION AND OUTCOME)	LEAD AGENCY	TIMESCALE
4	NEEDS			
4.1	STRATEGIC NEEDS ASSESSMENT	<p>Action: Scope the requirement for undertaking a Strategic Needs Assessment of homelessness on the Isle of Man.</p> <p>Outcome: To inform the long-term future strategic direction and associated actions required to address / prevent homelessness.</p>	Public Health	December 2024
4.2	NEEDS AUDIT	<p>Action: Conduct a Needs Audit in collaboration with individuals at risk of / or experiencing homelessness and third sector organisations to quantify the Islands homelessness needs.</p> <p>Outcome: Identification of targeted actions to address homelessness over the next 24 months.</p>	Public Health	September 2024
		<p>Action: Develop an engagement tool for collecting the views and lived experience of homelessness.</p> <p>Outcome: Gain insight into effectiveness of services and support mechanisms and to identify areas of improvement.</p>	Housing and Communities Board	September 2024

	FOCUS AREA	WHAT WE PLAN TO DO (ACTION AND OUTCOME)	LEAD AGENCY	TIMESCALE
5	PREVENTION			
5.1	POLICY, PROCEDURE AND PROCESS IMPROVEMENT	<p>Action: Identify, review and amend relevant policies in respect of housing, social services, mental health, addiction services, and other relevant services to incorporate provisions that support homelessness prevention.</p> <p>Outcome: Existing system processes reviewed and enhanced from a homelessness prevention viewpoint.</p>	Housing and Communities Board	December 2024
5.2	IMPROVED PREVENTION MECHANISMS	<p>Action: Establish a community-based referral mechanism (within the homelessness pathway) to support individuals at imminent risk of becoming homelessness. All agencies develop a culture of early intervention.</p> <p>Outcome: To ensure that all individuals who need it, receive appropriate help and support.</p>	DHSC Manx Care	January 2025
		<p>Action: Explore the feasibility of developing a Prevention duty designed to support individuals identify a housing / support solution within a specified time period.</p> <p>Outcome: To reduce the risk of individuals falling into homelessness, ensuring they receive timely assistance.</p>	Housing and Communities Board	April 2025
		<p>Action: Explore effective ways to signpost individuals, families, agencies and organisations to the most correct and up-to-date information and services available within the homelessness pathway.</p> <p>Outcome 3: Enable individuals, their support networks and local' add on to this 'communities to independently access relevant information and support in respect of homelessness.'</p>	Housing and Communities Board	July 2024
5.3	HOMELESSNESS PREVENTION SERVICES	<p>Action: Undertake a deep dive analysis of the Needs Audit / Strategic Needs Assessment and create a Homelessness Prevention Report.</p> <p>Outcome: Enable the Strategic Partnership to develop system and service solutions that target the prevention of homelessness through improved data and evidence base.</p>	Housing and Communities Board	March 2026



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Draft - Homelessness Strategy – Costed Action and Implementation Plan

Subject to Treasury approval to use Housing and communities Board fund for this purpose. Costs are indicative only

Focus Area		Action	CapEx estimate in 1 st year	CapEx estimate in 1 st year	By When	Lead
			Low cost < £10k			
			Medium cost £10-£50k			
			High cost > £100k			
			Cost currently unknown			
			Funded via existing resources			
Focus Area 1 Clear Pathways	1.1a	Formalise an Emergency Overnight Accommodation support pathway	High > £100k	£100,000	Annual costs may increase dependent on need for service.	Manx Care
	1.1b	Identify and secure wrap-around support for individuals and families accessing Emergency Overnight Accommodation	High >£100K	£100,000	Annual costs	Manx Care
	1.2a	Develop and implement a single-entry point pathway	High > £100k	£175,000	Two-year funding commitment of £350,000	Manx Care
	1.3a	Develop a Target Operating Model	Existing Resource	£0	Yr. 1	Housing and Communities Board (Strategic Partnership)

	1.3b	Develop a standardised person-centred needs assessment for individuals experiencing or at risk of homelessness.	Existing Resource	£0	Yr. 1 Falls within the Wellbeing Partnership Team	Manx Care
	1.3c	Establish a working definition of homelessness for the purpose of developing eligibility criteria	Existing Resource	£0	Yr.1	Housing and Communities Board
Focus Area 2 Legislation	2.1a	To consolidate and modernise housing legislation and to work towards drafting a new modern Housing Bill to be introduced through the branches of Tynwald.	Medium cost £10–50K	£67,303	To continue annually until 2029, with 5% increase each year.	DOI
	2.1b	To introduce legislation that ensures every person is entitled to the right housing	Existing Resource	£0	Until 2029	DOI
	2.1c	Establish a legal definition of homelessness	Existing Resource	£0	Until 2029	DOI
	2.2a	Develop a policy paper that recommends the introduction of Statutory requirements to prevent and address homelessness on the Isle of Man.	Existing Resource	£0	Yr.1	Housing and Communities Board

Focus Area 3 Core data	3.1a	Explore the creation of a centralised data host for all relevant homelessness information such as no fixed abode data.	Existing Resource	£0	Initial cost and maintenance costs	Housing and Communities Board
	3.2a	Establish a consistent method (across all stakeholders / organisations) for the collection, recording and reporting of data required to accurately identify housing and support needs and to ensure the development of service are needs-led.	Existing Resource	£0	Initial cost and maintenance costs	Manx Care/ Strategic Partnership
	3.3a	Conduct a comprehensive mapping exercise to identify stakeholder 'information flows' to better understand the existing multi agency approaches in place that support homeless individuals or those of no fixed abode.	Existing Resource	£0	March 2024	DHA
	3.3b	Develop a mechanism whereby organisations can access / share client data in order to respond to the needs of the client in a timely manner.	Existing Resource	£0	Yr.1	Manx Care
Focus Area 4 Needs Assessment	4.1a	Scope the requirement for undertaking a Strategic Needs Assessment of homelessness on the Isle of Man.	Existing Resource	£0	Yr.1	Public Health

	4.2a	Conduct a Needs Audit in collaboration with individuals at risk of / or experiencing homelessness and third sector organisations to quantify the Islands homelessness needs.	Low < 10K	£8,000	April – September 2024	Public Health
	4.2b	Develop an engagement tool for collecting the views and lived experience of homelessness.	Existing Resource	£0	September 2024	Housing and Communities Board
Focus Area 5 Prevention	5.1a	Identify, review and amend relevant policies in respect of housing, social services, mental health, addiction services, and other relevant services to incorporate provisions that support homelessness prevention.	Existing Resource	£0	Yr. 1	Housing and Communities Board
	5.2a	Establish clear community-based referral mechanisms into the homelessness pathway to support individuals at imminent risk of becoming homelessness. All agencies develop a culture of early intervention.	Low < 10K	£10,000	Yr.1	DHSC/ Manx Care
	5.2b	Explore the feasibility of developing a Prevention duty designed to support individuals identify a housing / support solution within a specified time period.	Existing Resource	£0	April 2025	Housing and Communities Board

	5.2c	Explore effective ways to signpost individuals, families, agencies and organisations to the most correct and up-to-date information and services available within the homelessness pathway.	Low < 10K	£5,000	July 2024	Housing and Communities Board
	5.3a	Undertake a deep dive analysis of the Needs Audit / Strategic Needs Assessment and create a Homelessness Prevention Report.	Existing Resource	£0	March 2026	Housing and communities Board
		Homelessness Coordinator to work to the Board from 2024 – 2028 to keep the Strategy actions on track and provide support to departments on achieving their respective actions. Notably in relation to actions: 1.3a 1.3c 2.2a 3.1a 3.2a 4.2b 5.1a 5.2b 5.2c 5.3a	Medium cost £10-£50K	£43,000	To continue annually until end of 2028, with 5% increase each year.	Housing and Communities Board

Costs are indicative only

Total Estimated 1st Year costs = £508,303

Total Estimated cost for first 2 years = £999,121