

Appendix 2: Temporary Accommodation - Reducing Reliance on Nightly Paid Accommodation:

The increase in the numbers presenting with housing related difficulties and in particular facing imminent homelessness, against backdrop of significantly reduced supply has resulted in increased pressure on temporary accommodation. With the difficulties reported surrounding temporary accommodation, the main impact has been upon costly forms of night paid accommodation, as demonstrated in the table below:

	2008/9	2009/10	2011/12
Approached			
Homelessness prevented	2,057	2,869	3,948
Full homelessness duty accepted	414	426	634
Social rented housing letting with LBB nomination rights	834	633	505
Total in temporary accommodation	489*	429	612
Of which in nightly paid accommodation.	69	121	258

* reduced from 1,014 peak in 2005

In addition to the ongoing work being undertaken to maximise the level of homelessness prevention and range of alternative housing options available, the following action plan summarises the additional areas being worked through to try and reduce the current pressure on costly forms of nightly paid accommodation.

Action	Update:
Prevention:- Enhanced target to prevent/delay homelessness for at least 2,500 households during 2012/13	
Increased negotiations around prevention work with enhanced incentives to sustain existing tenancies, including ameliorating impact of LHA changes	Dedicated officers in place to target prs LHA shortfalls and mortgage repossession prevention. For LHA work – top 135 vulnerable households facing the largest shortfall have been identified and engaged to work through prevention/move to alternative options.
Renewed loan and mortgage rescue scheme and administration of prevention loans through credit union.	SLA agreed with credit union to offer homelessness prevention loans for up to 50 cases. Commenced April 2012.
Reviewing prevention procedures on rent arrears etc with housing association partners	Review of protocols commenced April 2013 to increase level of prevention work from housing associations around rent arrears, domestic violence etc to relieve pressure on homelessness.
Additional short term solutions to reduce cost pressures:	
Gaining savings on nightly rates for nightly paid	Ongoing negotiations with regular providers has held prices to prevent additional budgetary pressure. Work commencing to explore tender for block booking arrangements

Action	Update:
Use of LBB residential homes/other empty units	Use of residential homes/other vacant LBB properties (proposals reported to previous PDS committee): Initial analysis and indicative business case has been produced against a number of units – several units were discarded due to level of repairs, cost to bring into use/unsuitable for client group, leaving 3 potentials. In principle support received through Invest to Save process. Business case and detailed financials to be worked through with finance. During Q1 2012/3 the business case will be finalised and reported for consideration, built upon the cost savings arising from reduced nightly paid accommodation use and rental income received.
Additional temporary/longer term settled accommodation:	
Cranbrook Court	Private landlord wishing to convert former residential unit into 27 self contained temporary units to please via LBB leasing scheme. Currently awaiting planning application decision.
Salvation army properties	Salvation Army properties –12 empty - explored with Salvation Army without success based on level of rental income expecting. SA now selling some of the properties and actively marketing the remainder for private renting tenants.
Enhanced offer through housing imitative prs schemes	Consultation undertaken with landlords and revised offer now in place. Soft launch feb/march 2012 acquiring additional 8 units. Supported through publicity campaign launching June 2012. Dedicated negotiator – recruitment in progress
Developing enhanced offer for leasing scheme landlords to boost acquisition	Enhanced offer offering up to £2K to bring properties into letting stream now agreed and launch due to commence end of may with targeted publicity campaign. Each new unit will be targeted directly at reducing nightly paid placements
Out of borough procurement	Working through sub-regional homelessness group to explore the potential to tender for a sub-regional out of borough procurement contract. NB: based on current legislation, this will have to be operated on a voluntary basis as such offers cannot be enforced.
Street property purchase	Scheme developed by Orchard and Shipman as reported to the last PDS Committee meeting. Funding secured through private investors. Approval given and O&S are now progressing to sign off housing association status and launch early summer.
Encouraging housing association tenants to purchase or move into prs to free up accommodation	Scoping work undertaken with housing associations and included within options toolkit. However take up since December has been one case only. Indications are that, whilst this can continue to be offered, given difficulties in gaining mortgages, LHA and rental rates in prs and changing security of housing association accommodation, take up is likely to extremely limited.