

Appendix C

Housing Options & Advice – Temporary Accommodation Usage Plan 2019/22

Task: Overarching objective – to review current providers of temporary accommodation and the types of accommodation provided to improve quality reducing the reliance on both external shared accommodation and permitted developments/office conversions that are not in a residential area. Increasing the Councils homeless prevention activities and improving a new offer to private landlords through the new revised Private Rented Sector Scheme available in February 2020.

| Objective | Activity | Measures & outcomes | Resources | Lead | Progress | To Review | Deadline |
|--|---|---|-----------|-------|----------------------|-----------|---------------|
| Increase the number of Council Owned Units | Continue to procure general needs studio flats on agreed quota. | Increase in the number of units available and let | Staff | LW | Commenced | Quarterly | Ongoing |
| | Build and develop additional self-contained units within boundaries of existing shared units | Increase in the number of units available and let | Staff | WM | Commenced | Quarterly | Ongoing |
| | Carry out a feasibility study on innovative options for alternative TA such as, containers, mobile homes, spot purchases and flat pack properties or similar. | Increase in the number of units available and let | Financial | CS/LW | To commence May 2020 | Quarterly | December 2020 |
| | Continue to assess suitability of ad-hoc properties for use. | Increase in the number of units available and let | Staff | WM/LW | Commenced | Quarterly | Ongoing |
| | Develop and consider the opportunity for spot purchases on the open market | Increase in the number of units available and let | Financial | AM | Ongoing | Quarterly | Ongoing |

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| Increase the vacancies of current units used as temporary accommodation both social and private | Review both current and former tenant accounts to analyse debts outstanding. | Household placed on housing reg/successful increases number of units available and let | Staff | CS | Ongoing | Quarterly | March 2022 |
| | Analysis number of applicants in temporary accommodation that do not qualify to join the Housing Needs Register. | Household placed on housing reg/successful increases number of units available and let | Staff | LW | Ongoing | Quarterly | March 2022 |
| | Evaluate and consider long term (non-secure) existing TA properties, to move tenants on through HNR with debts outstanding. | Increase the movement of the availability of TA units. | Staff | CS | Commenced | Quarterly | March 2022 |
| | Examine outcomes and consider if policies / procedures need to be revised | Policies and procedures revised | Staff | LW/CS | Allocations policy revised March 2018. Homeless and Rough Sleeping Strategy Cabinet Oct 2019 | Quarterly | March 2022 |
| | Analysis 30% of current homeless cases active / accepted to ensure compliance with legislation and internal PI's. | Increase in the number of units available | Staff | LW | To Commence January 2020 | Quarterly | Ongoing |

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|--|---|--|--------------------------|----|--|-----------|---------------|
| Increase the number of homeless preventions to decrease demand | Continue to develop and offer a range of housing options that meet housing need locally. | Performance Indicator | Staff | LW | | Quarterly | Ongoing |
| | Deliver the newly revised Private Rented Sector Scheme offering a financial incentive to landlords. | Increase in the number preventions | Financial/Staff | LW | Commenced – Delivery Plan agreed | Quarterly | February 2020 |
| | Continue to fund Streets2Homes, to assist in preventions of non stat single homeless to prevent Council exercising priority need (lower threshold) changes in case law. | Increase in preventions those rough sleeping and decrease in single homeless in temp acc | Staff/Homelessness Grant | LW | Grant provided April 2019 Next payment April 2020 | Annually | April 2020 |
| Ensure current and newly procured accommodation (both Council and private) are of a good quality and aligned to the 'Suitability Order' 2012 and licensed to meet HMO regulations (Shared) | Inspect all new properties within the private sector prior to use with support from Environmental Health | Increase and improvement of quality of accommodation | Staff Time | LW | Monthly | Quarterly | March 2022 |
| | Continue to liaise with Environmental Health to confirm licensing arrangements for private shared accommodation. | Increase and improvement of quality of accommodation | Staff Time | LW | Ongoing | Annually | March 2020 |
| Eliminate the use of external private temporary accommodation that provides shared accommodation. | End the reliance of shared accommodation within the private rented sector. | Providing good quality self- contained accommodation | Staff time | LW | Commenced | Quarterly | March 2020 |

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|---|---|---|----------------------|-------|----------------------------|----------|--------------|
| Rationalise the use of external private temporary accommodation – Office Conversions/Permitted Developments | End the reliance of temporary accommodation within this sector. Phase out over a 2 year period or sooner where possible. | Ensure suitability of accommodation, in terms of access to local facilities, support networks, schools and medical practitioners. | Staff Time/Financial | LW/CS | Current contract in review | Monthly | March 2022 |
| Carry out a Temporary Accommodation Audit. | Audit data held on Orchard compared to data held with external providers. | Information held internally accurate provision available. | Staff Time | LW | To commence January 2020 | Annually | January 2022 |

