



## **SUSTAINABLE TEMPORARY HOUSING SOLUTIONS IN SHROPSHIRE**

**Responsible Officer - Andy Begley**

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### **1. Summary**

- 1.1 The need to reduce the Council's rising costs on homelessness temporary accommodation and the need to find a satisfactory and sustainable solution for the Council and its residents is now an urgent issue, further exacerbated by the Covid-19 pandemic.
- 1.2 This report sets out how it is proposed to use existing S106 contributions, along with leasehold and freehold acquisitions with private investors to acquire property for use as affordable housing in a range of locations across what is a very large and sparsely populated rural county primarily in towns which evidence the greatest need.
- 1.3 Shropshire Council's Corporate Plan priorities "*More people with a suitable home*" and "*Sustainable places and communities*." support this initiative.
- 1.4 The overall aim of each solution is to reduce the number of placements into B&B accommodation and therefore reduce the associated costs to the Council.

### **2 Recommendations**

- 2.1 Approve the outline financial case set out in this report, together with the delivery of the outcomes set out in section 4 of this report and at Appendix 1 to acquire suitable properties for homeless temporary accommodation.
- 2.2 Subject to a final business case and financial appraisals being approved in accordance with Recommendation 2.3:
  - A. Approve the acquisition of freehold interest of open market property in support of recommendation 2.1 up to maximum price of £1.5 million plus stamp duty, VAT and any other disbursements and associated costs.

- B. Approve that capital investment estimated to be £1.5m of S106 contributions is made to allow the freehold acquisition, adaptation and fit out of appropriate properties in Shropshire.
  - C. Approve that long-term leases with private landlords can be entered on open market property in support of recommendation 2.1 utilising existing revenue budgets.
  - D. Delegate to the Strategic Asset Manager, in consultation with the Portfolio Holder for Assets, Economic Growth and Regeneration, the authority to agree and complete appropriate freehold acquisitions or long-term leases in accordance with recommendation 2.1, 2.2A and 2.2C.
  - E. Delegate to the Strategic Asset Manager in consultation with the Portfolio Holder for Assets, Economic Growth and Regeneration, the authority to enter into leases/contracts with partners/providers to manage facilities on the Council's behalf if deemed relevant and necessary.
- 2.3 Delegates authority to the Director of Finance, Governance and Assurance (s151 officer) in consultation with the Portfolio Holder for Finance and Corporate Support to approve a final business case and financial appraisals setting out the financial arrangements to support the acquisition of appropriate properties and to approve the appropriate source of the funding based on existing and future S106 contributions for any purchase.

## **REPORT**

### **3. Risk Assessment and Opportunities Appraisal**

- 3.1 As per Homeless Legislation (Housing Act 1996 as amended by the Homelessness Reduction Act 2017) there is a statutory obligation under Section 188(1) on the Council to provide accommodation to applicants and their households if they have reason to believe that the applicant may:
  - (a) be homeless;
  - (b) be eligible for assistance; and,
  - (c) have a priority need.
- 3.2 On reaching a decision that an applicant has priority need and is intentionally homeless, the housing authority must secure accommodation for a period that will provide a reasonable opportunity for them to find their own accommodation. Under section 202, applicants have the right to ask for a review of a housing authority's decision on a number of issues relating to their case, and may also request that accommodation is secured for them pending a decision on the review.

- 3.3 Where an applicant is unintentionally homeless, eligible for assistance and has a priority need for accommodation, the housing authority has a duty under section 193(2) to secure that accommodation is available for their occupation (unless it refers the application to another housing authority under section 198). This is commonly known as 'the main housing duty'.
- 3.4 A screening Equality and Social inclusion Impact Assessment (ESIIA) has been carried out for the proposed service change. The ESIIA is attached at Appendix 2.
- This indicated that additional self-contained temporary accommodation in Shropshire will be positive for all client groups requiring housing assistance. Having wheelchair accessible rooms within units will enable us to better accommodate those with disabilities as we will no longer have to rely on local B&B/hotel accommodation. As each B&B/hotel only has limited numbers of accessible rooms they are often booked meaning placements are outside of the County, creating negative impacts for people, and their support networks.
  - The impacts are therefore anticipated to be medium positive for the groupings of Disability and Social Inclusion, and low to medium positive across all groupings.
  - There is potential to further enhance the positive impact of this change, if data is collected on actual usage by people within groupings, including those for whom the opportunity to cook for themselves will better fit with their cultural and other dietary needs, and in so doing also provide benefits for their mental health and well-being.
  - Housing will work with the Estates team regarding the due diligence of this project including any surveys needing to be undertaken before committing to the purchase or lease. This will include development of an operational management plan that covers attendance/supervision, fire risk and security.

3.5 The main risks are identified in the table below:

Identified Risk	Impact
The time taken to get the project up and running.	The longer it takes to get options agreed, the more the Council will have to continue to rely on B&B accommodation and therefore continue to increase spend on temporary accommodation options.
Repair and Maintenance budget and covering voids.	Repair and Maintenance budget – The Council will be responsible for making good any damage caused by the tenants. They will also have to fund any works needed at the end of a lease (if relevant) to return the properties back to the standard the property was initially leased at. Currently housing have to fund repairs and damage in all accommodation used,

	which can equate to £1000+ per room as these establishments expect everything to be replaced. The expense of this would therefore be covered via the current budgets used.
Opposition from local residents.	All purchases and / or leases would need to be discussed with the local member enabling us to understand whether there is a need for engagement and discussion with the local community.
Housing will only receive Housing Benefit income when rooms are occupied	<p>Currently we have in excess of 70 households in B&amp;B which has been a stagnant figure for approx. 18 months. We therefore are aware of the number of units we need to purchase / lease thereby maximising the income potential.</p> <p>Covering Voids – Although the Council will be responsible for void periods, these are expected to be minimal. As demonstrated in previous data the levels of households requiring temporary accommodation has been growing year on year.</p>
Staffing level with regards to management of the property	This project will be managed via current staff within Housing Services who would ordinarily have had to manage the B&B placements.

#### 4. Financial Implications

- 4.1 The cost to the Council of providing temporary accommodation is increasing significantly. Gross costs of providing temporary accommodation have risen from £700,802 in 2015/16 to £2,235,116 in 2019/20. After reclaiming a proportion of costs from Central Government (as described in paragraph 4.2), net costs to the Council have risen from £254,150 in 2015/16 to £949,064 in 2019/20. This is a net increase in costs of £694,914 per annum in five years.
- 4.2 The cost savings delivered by this project would be mainly within the Housing Benefit team. For every household placed in temporary accommodation, Housing receives all the cost back via Housing Benefit except for £19.10 p/week (as per Housing Benefit regulations). However, the Council (ie, the Housing Benefit team) only gets £92.31 back from central government meaning anything additional to this has to be covered by the Council. Note that Central Government funds £92.31 of B&B accommodation but only £83.08 for temporary accommodation units (which we are seeking to increase our numbers of). As an example of this cost see Table E1 below.

**Table E1**

Current costs to LA (based on 1 person)		
Current costs to LA (based on 70 people which is average number in B&B at any time)		
Average cost of B&B	£50.00	Per person per night
	£350.00	Per person per week
	<b>£18,250.00</b>	<b>Per person per annum</b>
	£1,277,500.00	70 people per annum
Costs reclaimed from Central Government	(£13.19)	Per person per night
	(£92.31)	Per person per week
	<b>(£4,813.00)</b>	<b>Per person per annum</b>
	(£336,910.00)	70 people per annum
<b>Net cost to LA for 70 people placed in B&amp;B per annum</b>		<b>£940,590.00</b>

In comparison see Table E2 below for the cost of temporary accommodation units.

**Table E2**

Current costs to LA (based on 1 person)		
Current costs to LA (based on 70 people which is average number in B&B at any time)		
Average cost of 1 bed property (self-contained)	£16.43	Per person per night
	£115.00	Per person per week
	<b>£5,980.00</b>	<b>Per person per annum</b>
	£418,600.00	70 people per annum
Costs reclaimed from Central Government	(£11.86)	Per person per night
	(£83.08)	Per person per week
	<b>(£4,320.16)</b>	<b>Per person per annum</b>
	(£302,411.20)	70 people per annum
<b>Net cost to LA for 70 people placed in temporary accommodation units per annum</b>		<b>£116,188.80</b>

<b>Saving to LA for 70 people placed in temporary accommodation units when compared with 70 people placed in B&amp;Bs, per annum</b>	<b>(£824,401.20)</b>
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- 4.3 The aim of this project would be to maximise the usage of temporary accommodation units before any use of B&B. The position in Housing, would be no different to above if the units were fully occupied. The pressure would be when there are voids or significant damage. If there was no-one needing to be placed in temporary accommodation, then the cost of any properties that had been leased would still have to be met. However, given the increase in numbers requiring emergency accommodation this is a highly unlikely scenario. To provide context, during the last five financial years, the number of households in temporary accommodation has risen from 84 to 236. Further growth and cost information is provided in appendix 1.

## 5. Climate Change Appraisal

SC Guidance	Sustainable Temporary Housing Solutions In Shropshire
<p><b>1. Energy and fuel consumption</b>            (buildings and / or travel): How will the decision in the report affect heating and energy bills and the need to travel? Quantify outcomes wherever possible (How much additional energy in kWh is required or will be saved; How many additional miles or mileage saved will result?);</p>	<p>Within Housing we are very keen to be at the forefront of efforts to help reduce the carbon emission of both Shropshire Council and the County as a whole. Not least as this agenda links very well with one of our own priorities that of driving down fuel poverty in the county. Ensuring reduction will be a priority for us in all elements of the scheme/project. Given the nature of this scheme/project it will not be possible to estimate potential carbon emission reductions until later in the process when we are looking to purchase or build the properties and we know more about the clients that will be residing in them. But at that point we will look to ensure that the properties are as energy efficient and therefore as affordable as possible for the potential resident. At all points we will look to reduce or minimise this projects impact on carbon emissions.</p>
<p><b>2. Renewable energy generation:</b>            Does the decision create opportunities to generate renewable energy? Quantify outcomes wherever possible (How much additional renewable energy peak capacity will be created in MW);</p>	<p>We will look to utilise domestic scale renewable energy generation technologies wherever possible again to ensure affordability as well as to manage carbon emissions.</p>
<p><b>3. Carbon offsetting or mitigation:</b>            Does the decision create opportunities to offset or mitigate carbon emissions through measures such as tree planting or peat soil enhancement? Quantify outcomes wherever possible (How much carbon in kgCO<sub>2</sub>e);</p>	<p>Though this section does not feel truly relevant to this scheme/project, if we do decide to develop new build options all efforts will be made to build to the highest energy efficiency standards practicable via Fabric First principles and developments will be built to high standards of sustainability.</p>



<p><b>4. Climate Change adaptation:</b> Does the decision include specific measures which will help Shropshire to adapt to the effects of more extreme weather or improve resilience to increased risks to the health and well-being of Shropshire's residents, economy and natural environment? Give examples of outcomes wherever possible.</p>	<p>This project will assist Shropshire to make accommodation available which better meets the needs of service users as a contribution to improving health and therefore resilience to more extreme weather conditions. In circumstances where we are the property owner, we would also be able to ensure that climate change adaptation measures are built into the design (in the case of new build) or are reflected in any R&amp;M schedule.</p>
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## 6. Background

- 6.1 The Council is short of temporary accommodation options and is having to utilise B&B placements across the county. This is wholly unsuitable for households who have been placed in such accommodation as well as financially costly to the Council. The number of households presenting as homeless and therefore requiring accommodation is increasing year on year meaning an alternative option is needed urgently.
- 6.2 During the period of Covid19 the use of B&B and homeless presentations has increased significantly. On average the team have seen an increase of 156% in presentations of homeless households with B&B placements up by 150%. Most of the placements are single households who will struggle to move on due to a lack of 1 bed properties in county. Both homeless today and triage cases have been steadily increasing throughout the pandemic and are not showing any signs of lessening. This is all whilst evictions are on hold, meaning an increase in families presenting in September 2020 is highly likely due to an increase in rent arrears following a loss of job and reliance on benefits.
- 6.3 Sadly, the social isolation and lack of support networks caused by placements in B&B's can often damage the chances of a successful stay and the opportunity to demonstrate to future landlords that a tenancy is possible. This often means a client is not deemed to be tenant ready and therefore skipped for a permanent offer, leaving them to remain in B&B which is a costly expense for the Council. As some B&B placements are out of county this results in increased support worker costs with longer travel times and also limits the time available to support and assist in accessing other more permanent forms of housing. For more detail on the level of homelessness within Shropshire please note the data in Appendix 1 of this report.

- 6.4 Utilising S106 contributions and working with external partners will allow the Council to acquire more suitable accommodation for any clients who require temporary accommodation. An increase in the number of units owned by and in the control of the Council will give clients who are homeless a more settled future as they will be able to remain in the accommodation until more permanent, accessible accommodation can be secured for them which would result in cost savings for the Council.
- 6.5 Shropshire Core Strategy (Adopted 2011) Policy CS11 required all open market development to contribute to the provision of affordable housing through either on-site delivery of affordable housing or by way of a financial contribution and sometimes a mixture of the two, which are secured through a S106 Agreement. These are generally referred to as S106 contributions and are required to be spent on affordable or supported housing within the Council's area. The spend criteria and affordable housing definitions are embodied in the Council's Type and Affordability of Housing Supplementary Planning Document which can be found at Appendix 3 (the SPD).
- 6.6 The Council's Constitution already grants delegation to the Director of Place and Enterprise to approve the release of contribution money and the SPD identifies how the contributions can be spent. This report is not seeking to change this, but to advise members of the way in which some of the S.106 contributions are proposed to be spent going forward.
- 6.7 The SPD identifies how the contributions can be spent. Paragraph 4.21 identifies that 'the financial contributions for off-site affordable housing will be pooled to be spent on facilitating the delivery of additional affordable housing and/or supported housing in Shropshire'. It is proposed to use S106 contributions to secure housing for rented tenures recognised by the Council in the SPD, for use solely by households whose housing needs are not being met by the market, due to affordability of the household and availability. The acquired dwellings would remain as affordable housing in perpetuity. The property/ies being acquired would be used for the immediate occupation for those in urgent need of temporary accommodation.
- 6.8 Under the Council's Constitution and Scheme of Delegation the S106 contributions have already been used to support a range of affordable housing schemes throughout the County that have been developed by Registered Providers and Housing Trusts and this report does not seek to change this. S106 contributions have been used in conjunction with the Registered Provider's own funds and Homes England grants as a 'top up' fund which will continue to be the preferred option.
- 6.9 The S106 contributions have not previously been used to support the acquisition of affordable housing for retention by the Council. However, due to the increased numbers of those requiring temporary accommodation and therefore the increase in cost to the Council in providing the accommodation it has prompted the Council to look at other options available to it.

6.10 There has been an escalation of demand for temporary accommodation and general needs affordable housing and there is no evidence to suggest that that this need is diminishing, especially given the current Covid19 crisis. There is a geographical cascade for spending S106 contributions, which starts with the Parish of the development that generated the contribution, this progresses to the Place Plan area and then extends to the County. The S106 contributions are required to be allocated or spent within 10 years of receipt. This report does not seek to change this cascade process.

6.11 The options currently used by the Council to provide temporary accommodation are set out below:

- Partnership working with local housing associations, utilising S.106 contributions to increase the supply of affordable units and property being managed by social landlords;
- Leasing units from private investors thereby having full nomination rights to the building. Housing claim the Housing Benefit for each client (as long as eligible) as they are placed, with the owners receiving guaranteed rent.

6.12 The aim is to bring in a 3<sup>rd</sup> option allowing purchase from the Open Market using S106 contributions with properties being managed by the temporary accommodation team.

6.13 There is an urgent need to secure accommodation for residents who have more challenging housing requirements. The Council is ideally placed to respond to this challenge by controlling and managing in house, alternative housing options, via the temporary accommodation team. It is intended to secure appropriate property through the market and partnership working with local social landlords.

## **7. Additional Information – Key Aims of Work Programme:**

- Reduce the use of B&B placements to emergency use only. Therefore, minimising the cost to the Council through subsidy loss to Housing Benefit.
- Provide more suitable accommodation for those who present as homeless and have need for accessible accommodation.
- Increase the temporary accommodation portfolio.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

**Cabinet Member (Portfolio Holders)**

Cllr. Robert Macey – Portfolio Holder for Housing and Strategic Planning

**Local Members**

**Appendices**

Appendix 1 – Growth of Homelessness Placements in Shropshire

Appendix 2 – Shropshire Council Equality & Social Inclusion Impact Assessment (ESIIA)

Appendix 3 – Adopted Type and Affordability of Housing SPD 2012

## **Appendix 1 – Growth of Homelessness Placements in Shropshire**

Spending on temporary accommodation by Shropshire Council has significantly increased over the past 8 years, in the main due to an increase in placements where Shropshire Council relies on B&B accommodation. Note – Table A below.

**Table A:**

Date (snapshot)	Total households (persons) placed in temporary accommodation	Of which – Number of households placed in B&B
31.03.2010	73 (148)	2
31.03.2011	75 (166)	11
31.03.2012	78 (191)	9
31.03.2013	61 (120)	9
31.03.2014	62 (116)	11
31.03.2015	79 (173)	20
31.03.2016	84 (155)	38
31.03.2017	90 (163)	28
31.03.2018	131 (241)	48
31.03.2019	167 (315)	68
31.03.2020	236 (383)	133

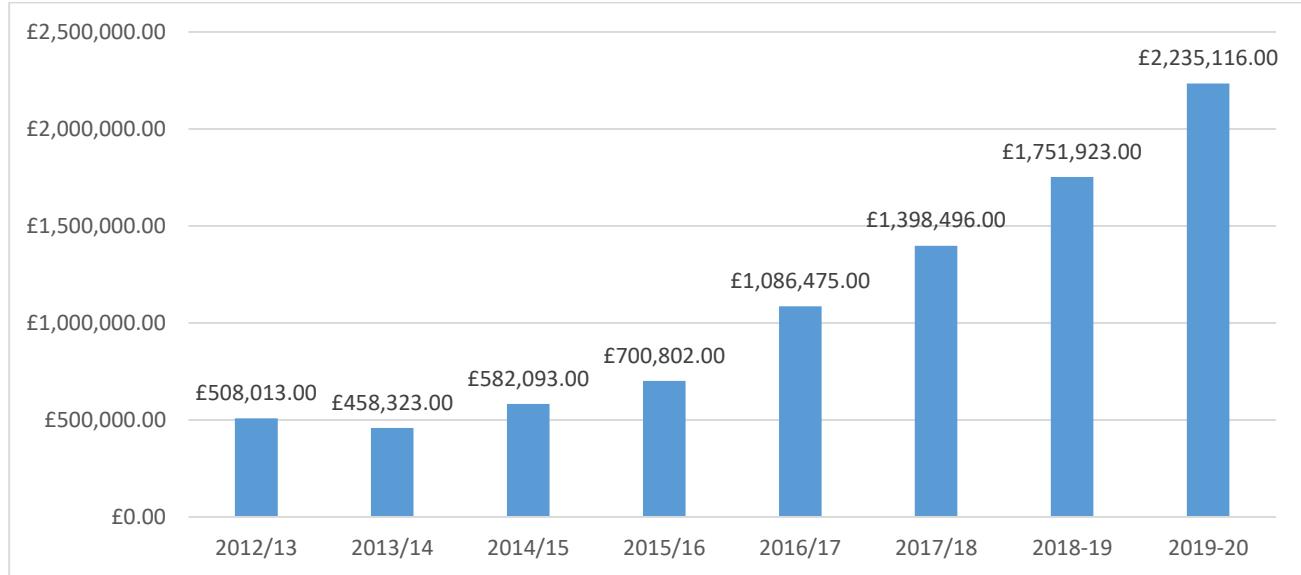
As the numbers being placed increases, so does the cost to provide temporary accommodation. As Bed and Breakfast is the most expensive form of temporary housing the Council can provide, the increase in numbers of households means a direct increase in the amount spent on provision. Note – Table B and C and Chart A below.

**Table B:**

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018-19
Temp	347,439	303,038	307,421	306,274	479,976	687,789	940,224
B&B	160,574	155,285	274,672	394,528	606,499	710,707	811,699
<b>Total</b>	<b>508,013</b>	<b>458,323</b>	<b>582,093</b>	<b>700,802</b>	<b>1,086,475</b>	<b>1,398,496</b>	<b>1,751,923</b>

**Table C:**

	2019-20
Temp	£851,227
B&B	£1,383,889
<b>Total</b>	<b>£2,235,116</b>

**Chart A:**

Although the cost of providing temporary accommodation has significantly increased, the increased cost to the Council is primarily due to the loss of subsidy due to the increased use of B&B accommodation. Over the past 6 years, the amount of money lost through subsidy has more than quadrupled.

As of 01.04.2020, for the financial year 2019/20, the loss of subsidy to Shropshire Council using B&B and temporary accommodation was £949,064. Note – Table D below.

**Table D:**

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
B&B	£151,491.00	£216,114.00	£332,687.00	£351,853.00	£460,705.00	£778,747.00
Self-contained	£28,562.00	£38,036.00	£46,383.00	£86,850.00	£123,527.00	£170,317.00
Total loss	£180,053.00	£254,150.00	£379,070.00	£438,703.00	£584,232.00	£949,064.00

Covid19 has sought to demonstrate the negative impact a B&B placement will have on an individual. Providing a roof is not enough and the project run from The Prince Rupert over the past 10 weeks demonstrates the need for ongoing support and assistance for all. Recent announcements from the government during the daily briefing on 31<sup>st</sup> May 2020 supports this, with an increased budget to provide more supported housing for those requiring temporary accommodation. Continuing to place individuals into B&B accommodation only exacerbates their stressful situation and their lack of stability. It places increased unnecessary financial pressure on the Council as well as extra workload on the Housing Service.

## **Appendix 2 – Shropshire Council Equality & Social Inclusion Impact Assessment (ESIIA)**

### **Shropshire Council Equality and Social Inclusion Impact Assessment (ESIIA)** **Part One Screening Record**

#### **A. Summary Sheet on Accountability and Actions**

##### **Name of proposed service change**

*Please use this box for the full formal name of the proposed service change, whether it is a policy, a procedure, a function, a project, an update of a strategy, etc. The term “service change” is used in this form as shorthand for whatever form the changes may take.*

Sustainable temporary housing solutions in Shropshire

##### **Name of lead officer carrying out the screening**

Laura Fisher – Service Manager, Housing

##### **Decision, review and monitoring**

<b>Decision</b>	<b>Yes</b>	<b>No</b>
Part One ESIIA Only?	✓	
Proceed to Part Two Full Report?		✓

*If completion of a Part One assessment is an appropriate and proportionate action at this stage, please use the boxes below and sign off as indicated. If a Part Two report is required, please move on to separate full report stage.*

##### **Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations**

Additional self-contained temporary accommodation in Shropshire will be positive for all client groups requiring housing assistance. Currently we have to utilise B&B placements which have minimal access to cooking facilities and can be out of county and away from support networks. A self-contained unit, in County, will give clients who are already homeless a more settled future as they will be able to remain in the accommodation until more permanent, accessible accommodation can be secured for them.

Having wheelchair accessible rooms within units, will enable us to better accommodate those with disabilities as we will no longer have to rely on hotels with accessible rooms. As each hotel only has limited numbers of accessible rooms they are often booked out when we require them meaning placements are outside of the County. We cannot book out indefinitely due to the cost this would incur when there is a void period.

The impacts are therefore anticipated to be medium positive for the groupings of Disability and Social Inclusion, and low to medium positive across all groupings.

There is potential to further enhance the positive impact of this change, if data is collected on actual usage by people within groupings, including those for whom the opportunity to cook for themselves will better fit with their cultural and other dietary needs, and in so doing also provide benefits for their mental health and well-being.

#### **Actions to review and monitor the impact of the service change in terms of equality and social inclusion considerations**

Housing are keen to develop a number of schemes in the County to better provide suitable accommodation for those in emergency housing need. In planning this we will analyse current housing need data as well as ensure local Member involvement.

We will closely monitor those clients who require temporary accommodation in terms of their age, disability, race, religion and other protected characteristics to aid the service area in further assessing positive impacts in equality and social inclusion terms. A further action will also be to work with The Food Poverty Alliance to collect data related to the use of cooking facilities by people in emergency housing need and whether these are cultural or not. We will also work with public health colleagues to look at the increased wellbeing brought about by being placed both in county and in accommodation where cooking facilities are available, rather than reliance on 'take out' food as an additional positive impact.

We will also continue to liaise with and share approaches with other local authorities, both those who are neighbouring us and so whom we have worked with in regard to sharing placements but particularly those with whom the Council shares commonalities in terms of geographical size and sparsity of the population, and similar challenges in regards of costs of service delivery to be balanced with environmental and social inclusion considerations.

#### **Associated ESIIAs**

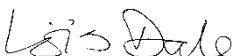
This is the first ESIIA being carried out in relation to this project. It links in with ESIIAs associated with Housing service area policy, such as for the Le Grande temporary accommodation property report prepared May 2019, and with ESIIAs carried out for the Local Plan Partial Review.

**Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations including health and well being**

The utilisation of more suitable temporary accommodation is aligned to the Council's strategic approach, specifically in relation to Shropshire Council's Corporate Plan priorities "More people with a suitable home" and "Sustainable places and communities."

Cabinet gave recent approval to the use of health impact assessments. This proposal provides an early opportunity for utilising the guidance that has been developed for use in this regard, in order to more fully capture the health and wellbeing benefits anticipated arising for households in moving from B&B to more suitable temporary accommodation, potentially nearer to support networks for these households.

**Scrutiny at Part One screening stage**

People involved	Signatures	Date
<i>Lead officer carrying out the screening</i>		04.05.2020
<i>Any internal support*</i>		
<i>Any external support** Mrs Lois Dale, Rurality and Equalities Specialist</i>		27 <sup>th</sup> May 2020

\*This refers to other officers within the service area

\*\*This refers either to support external to the service but within the Council, eg from the Rurality and Equalities Specialist, or support external to the Council, eg from a peer authority

**Sign off at Part One screening stage**

Name	Signatures	Date
<i>Lead officer's name</i>		04.05.2020
<i>Accountable officer's name*</i>		

\*This may either be the Head of Service or the lead officer

## **B. Detailed Screening Assessment**

### **Aims of the service change and description**

Homelessness is an increasing national problem. In Shropshire we have seen the numbers of households in housing need increase meaning the number to whom we have a duty to accommodate also increase. It is important to note that the number of households placed in B&B (snapshot on 31<sup>st</sup> March each year) has risen from 2 in 2010 to 133 in 2020.

Since 2013/14 there has been an increase in costs of approx. £1m regarding the provision of temporary accommodation, in the main due to the council's reliance on B&B's. This is due to the majority of B&B costs being unclaimable by either Housing Services or Housing Benefit and so having to be funded from the Council's budgets rather than being repaid by central government. It is important we utilise different types of temporary accommodation where we can reclaim a larger percentage of the costs back.

As of 31.03.2020 there were the following households in temporary accommodation:

- Temporary Accommodation overall = 236
- Of which 133 were in B&B's
- Of which 2 were in accessible rooms

The Council is short of accommodation options for those who require temporary accommodation, especially those in need of an accessible room, the majority having to be accommodated in a hotel placements or in care home placements, all of which are costly to the Council.

A reduction in loss of subsidy to the Council presents an opportunity for the Council to not only save money, which may be then utilised in further assistance to our communities, but also be in a position to provide more appropriate housing for homeless households.

The aim is to reduce the number of placements into B&B accommodation.

### **Intended audiences and target groups for the service change**

Stakeholders and people / groups who will have an interest in the outcome of this project include:

- Local Councillor(s)
- Parish Council(s)
- MHCLG (Ministry for Housing, Communities & Local Government) and other Government departments and agencies
- Households who are in housing need
- Local MPs

- Registered Housing Providers
- Local businesses
- Local employers
- Service providers
- Housing Developers
- Utilities companies
- Neighbouring local authorities

#### **Evidence used for screening of the service change**

- HomePoint data
- HCLIC statistical returns
- Right Home, Right Place data
- Housing Needs statistics and analysis
- Housing Strategy and Homeless & Rough Sleeping Strategies

Detailed charts with regard to the increase in homelessness are provided on the Cabinet report, together with a map to show the property location and illustrate the size and sparsity of the county and consequent issues arising for costs of service delivery

We will closely monitor those clients who require temporary accommodation in terms of their age, disability, race, religion and other protected characteristics to aid the service area in further assessing positive impacts in equality and social inclusion terms. A further action will also be to work with The Food Poverty Alliance to collect data related to the use of cooking facilities by people in emergency housing need and whether these are cultural or not. We will also work with public health colleagues to look at the increased wellbeing brought about by being placed both in county and in accommodation where cooking facilities are available, rather than reliance on 'take out' food as an additional positive impact.

We will also continue to liaise with and share approaches with other local authorities, both those who are neighbouring us and so whom we have worked with in regard to sharing placements but particularly those with whom the Council shares commonalities in terms of geographical size and sparsity of the population, and similar challenges in regards of costs of service delivery to be balanced with environmental and social inclusion considerations.

## **Specific consultation and engagement with intended audiences and target groups for the service change**

Discussions will be carried out with local Councillors and the portfolio holder for Housing and Strategic Planning along with relevant council teams / departments.

The service will ensure they work across the client groups to ensure feedback on the use of types of accommodation on client mental and physical wellbeing. This engagement will assist us when setting up similar projects elsewhere in the county and would enable equalities information to be collected and help to assess what we all hope will be really positive impacts.

We will also continue to share approaches with neighbouring LA's through the WMHOG (West Midlands Housing Officers Group)

### **Initial assessment for each group**

*Please rate the impact that you perceive the service change is likely to have on a group, through inserting a tick in the relevant column. Please add any extra notes that you think might be helpful for readers.*

<b>Protected Characteristic groups and other groups in Shropshire</b>	<b>High negative impact Part Two ESIIA required</b>	<b>High positive impact Part One ESIIA required</b>	<b>Medium positive or negative impact Part One ESIIA required</b>	<b>Low positive or negative impact Part One ESIIA required</b>
<b>Age</b> (please include children, young people, people of working age, older people. Some people may belong to more than one group eg child for whom there are safeguarding concerns eg older person with disability)			✓	
<b>Disability</b> (please include: mental health conditions and syndromes including autism; physical disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; HIV)			✓	
<b>Gender re-assignment</b> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			✓	
<b>Marriage and Civil Partnership</b> (please include associated aspects: caring responsibility, potential for bullying and harassment)			✓	
<b>Pregnancy &amp; Maternity</b> (please include associated aspects: safety, caring			✓	

responsibility, potential for bullying and harassment)				
<b>Race</b> (please include: ethnicity, nationality, culture, language, gypsy, traveller)			✓	
<b>Religion and belief</b> (please include: Buddhism, Christianity, Hinduism, Islam, Judaism, Non conformists; Rastafarianism; Sikhism, Shinto, Taoism, Zoroastrianism, and any others)			✓	
<b>Sex</b> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			✓	
<b>Sexual Orientation</b> (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)			✓	
<b>Other: Social Inclusion</b> (please include families and friends with caring responsibilities; people with health inequalities; households in poverty; refugees and asylum seekers; rural communities; people for whom there are safeguarding concerns; people you consider to be vulnerable)			✓	

#### **Identification of likely impact of the service change in terms of other considerations including health and well being**

It is expected that any impact arising from this project will be positive for all households in housing need and will positively contribute to the strategic aims of the Council.

There are health and wellbeing benefits anticipated for homeless households in moving from B&B arrangements to more suitable temporary accommodation. This proposal provides an early opportunity for utilising the guidance that has been developed by Public Health colleagues with regard to impact upon health and wellbeing, in order to more fully capture these health and wellbeing benefits.

There may be a negative economic impact on in county and out of county hotels that we currently use as we reduce our use of them. That said, we are limited to the number of people we can place per establishments as often the households we are placing are not considered desirable by these organisations.

## **Appendix 3 – Adopted Type and Affordability of Housing SPD 2012**