



Committee and Date

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Annual Report of the Portfolio Holder for Housing & Assets 2023-24

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1.0 Synopsis

1.1 This Portfolio Holder Report for Housing and Assets updates on key work undertaken over the year 2023/24 and outlines key achievements and developments, as well as future priorities. It covers the work of the Property and Development and Housing Teams who form part of the Place Directorate.

2.0 Executive Summary

2.1 In June 2023 the housing functions referenced in this report were brought together in the Place directorate under the leadership of the Assistant Director of Homes and Communities. This revised structure created an integrated housing function, better able to meet the growing housing challenges experienced by individuals and families across the county.

2.2 Teams benefit from a clear and consistent strategic approach focused on delivery of key strategies which are overseen and monitored by the internal Housing Executive Board. This ensures that responses to housing matters are co-ordinated, making best use of knowledge, expertise, and resources. The Housing Enforcement function has since transferred to Public Health in July 2024 but continues to link closely with the rest of the housing service, still reporting into Housing Executive Board.

2.3 In 2022, the property functions were brought together under a one property services model forming Property and Development under the leadership of Steve Law. The purpose of the structure was to realign the services and move away from the previous commissioner/provider split and enhance the Corporate Landlord model to deliver more effective and efficient property related services.

- 2.4 The Property and Development Service area consists of asset management, estates services, repairs and maintenance, capital projects and supports the work around the one public estate.
- 2.5 The Council's Property and Development service works in conjunction with the Homes and Communities service, along with other teams. The Property and Development Service is responsible for managing the Council's Assets on a day-to-day basis. The Council's Asset Management Strategy 2020-2025 sets out how this will be done and provides the framework under which the service is managed.
- 2.6 Contained within this report are updates from services areas across the housing function including Housing Strategy and Policy, Housing Enforcement, Private Sector Housing, Affordable Warmth, Domestic Abuse, and Resettlement and Homelessness. This report also provides a high-level overview of the activity of the Council's housing companies, Cornovii Development Limited (CDL) and Shropshire Towns and Rural Housing (STAR).

3.0 Recommendations

- 3.1 To receive the report and raise any issues as appropriate on the performance and activities of the Housing and Assets Portfolio.

REPORT

4.0 Risk Assessment and Opportunities Appraisal

- 4.1 This annual report is presented as an update on housing and assets activity within the Place Directorate, there are no direct risks associated with the content and recommendation of this report.

5.0 Financial Implications

- 5.1 There are no direct financial implications resulting from the recommendation of this report.

6.0 Climate Change Appraisal

- 6.1 There are no direct climate change implications resulting from the recommendations of this report.
- 6.2 CDL and STAR report separately to the Housing Supervisory Board and Asset Assurance Board respectively and via annual updates to Council and Cabinet on their progress in this area. Further detail on the efficiency of CDL homes currently under development is shown at section 7.8.2.
- 6.3 The Affordable Warmth Strategy sets out the Council's aims to tackle fuel poverty through sustainable measures to provide affordable warmth whilst increasing the energy performance of homes and reducing carbon emissions.

6.4 Contained within section 11 of this report is detail on the grant funding that the Affordable Warmth Team have successfully attracted for housing retrofit delivery in Shropshire.

6.5 The Affordable Warmth Strategy contains three objectives:

- Objective 1: Raising awareness of the importance of tackling fuel poverty and improving energy efficiency.
- Objective 2: Establishing a pathway to zero-carbon housing.
- Objective 3: Attracting funding to deliver affordable warmth and improve energy efficiency.

6.6 Each objective contains several “priorities for action”; these form an Action Plan which will allow for monitoring and review of the Strategy. The Strategy is reviewed annually, to provide the opportunity to reflect changes in Government policy and funding streams.

6.7 The Council’s Asset Management Strategy sets out its commitment to reducing the Council’s carbon footprint and promoting sustainable development through design, construction, maintenance and operation as well as through innovation.

7.0 Key Achievements 2023/24 – Property & Development

7.1 Property is integral to delivering the Shropshire Plan. The Asset Management Strategy (AMS) 2020-2025 contributes significantly to delivering a Healthy Organisation; whilst creating conditions to also contribute to Healthy People, Healthy Economy & Healthy Environment.

7.2 The Council’s Asset Management Strategy 2020-2025 has set out how this will be done and provides the framework under which the service is managed.

7.3 The portfolio of assets has an approximate value of £640M. The current income from the estate generates a revenue stream of approximately £5.86M per annum. Much of the portfolio is essential to directly delivering Shropshire Council services. The remainder of the portfolio is income generating supporting both Council services and contributing to economic growth.

7.4 This diverse estate reflects both Shropshire’s agricultural and rural heritage, together with its historical transition, comprising of a mixed portfolio, spanning several different property types and land holdings. The type of assets can be categorised into 5 property portfolios:

- **Operational** e.g.: administrative offices, service delivery buildings, schools and libraries, car parks, waste transfer sites and depots.
- **Heritage** e.g. historic listed buildings and monuments.
- **Development & Regeneration** e.g. income producing assets such as business parks and buildings let tenants.
- **Investment** e.g. investing in property to generate income.

- **Disposal** e.g. to dispose of assets that are surplus to requirements to support the Council's capital programme.

7.5 The five portfolios are managed to ensure that finite resources are targeted, and outputs are maximised; ongoing review of the estate is required to respond to the digital transformation that Shropshire Council is undergoing in all its activities.

7.6 The Asset Management Strategy is monitored on a quarterly basis. The progress made in 2023/24 towards achieving the objectives contained within the Strategy are set out below:

8.0 Achievements in delivery of AMS Strategic Objectives in 2023/24

8.1 We treated all **assets strategically and corporately** by:

- ✓ Ensuring that regular reports were discussed with the Corporate Property & Asset Board covering all 5 portfolios and in line with the AMS governance arrangements. An audit of the Asset Management Strategy and its governance was undertaken by an independent auditor, resulting in a reasonable current assurance level and an improved direction of travel for the management of our assets;
- ✓ Supporting the wider workforce transformation and asset rationalisation with property data extrapolated to inform service reviews and financial decision making. The data includes, e.g., lease terms, occupancy, suitability, condition, energy and maintenance liabilities;
- ✓ Understanding property information and its impact is vital to ensuring that our transformation programme results in the correct location and correct type of affordable assets; which support our workforce and face-to-face delivery of public services, whilst also ensuring that information can be self-served through our digital platform enhancements.

8.2 We **demonstrated value for money and fitness for purpose** by:

- ✓ Completing the statutory Annual Asset valuation review and reporting as part of the Medium-Term Financial Strategy 23/24 budget closedown;
- ✓ Reviewing the Shrewsbury Town Centre Property Management arrangements and agreed to bring them in house to achieve the highest cost saving;
- ✓ Ensuring that the required levels of statutory compliance were met in relation to planned preventative maintenance including asbestos, legionella, fire;
- ✓ Completing the property condition surveys as set out in the rolling programme in line with the available budget;
- ✓ Attaining an average of 86% customer satisfaction on the overall quality of Property Services Group service measured through capital project surveys and feedback including on provision of a 24-hour help desk service for corporately managed assets.

8.3 We **enabled dynamic and effective service delivery** by:

- ✓ Responding to the challenges of the Reinforced Autoclaved Aerated Concrete known as RAAC. RAAC is a lightweight form of concrete used in roof, floor, cladding and wall construction in the UK from the mid-1950s to the mid-1980s. The initial durability of RAAC roofs and other RAAC structures has long been recognised; however recent experience suggests the problem maybe more serious than previously appreciated. The Local Government Association had advised its members to check as a matter of urgency whether any buildings in their estates had roofs, floors or walls made from RAAC;
- ✓ In addition to planned annual work programmes, PSG completed these additional inspections and confirmed there was no presence of RAAC within Shropshire's LA schools. PSG also completed analysis of the 355 properties in the corporate landlord building stock. Action was taken promptly at Whitchurch Civic Centre and Library buildings where RAAC was identified, and remedial action is underway.

8.4 We **maximised opportunities of working with the wider public estate and partners to support new models of service delivery** by:

- ✓ Bidding for and receiving over a £1.5M of grant funding to complete both One Public Estate feasibility work and site remediation for 3 Local Authority owned sites. 128 new homes are under construction with some already completed and for sale being; delivered through Shropshire Council's wholly owned housebuilding company Cornovii Developments Limited (CDL);
- ✓ Delivering community health and housing hubs at The Tannery Shrewsbury & at Pauls Moss in Whitchurch. Both of which were shortlisted for the Local Government Chronicle Awards in the Health and Social Care category. The Tannery Block has GP services, pharmacy and the Department of Work & Pensions assessment centre co-located within it; and Pauls Moss which is due to open in Summer 2024 will house an 84-bed supported living community with a new state of the art primary care health hub;
- ✓ Supporting also the colocation of a variety of public sector partners to lease our estate across the County, which both enhances collaboration and contributes to revenue income for the Council.

8.5 We **generated and diversified revenue streams** by:

- ✓ Setting out an investment plan a pipeline of projects involving the development and repurposing of existing assets and acquisition of new ones;
- ✓ Key results from the Commercial Investment Fund include the regeneration of the Oswestry Gateway with the acquisition of the vacant ex Morrisons building which has now been re-let to The Range at a rental of £140,000pa on a new 15-year lease;
- ✓ Other key acquisitions completed in 2023/24 include the strategic purchase of 15-18 English Walls in Oswestry for £3.13m producing a positive net cashflow of £266,466pa and the purchase of 7-9 Pride Hill for £3.55m producing a positive net cashflow of £350,000pa.;

- ✓ Planning permission to develop the former Meole Brace Pitch and Putt (surplus) land, now called Hazeldine Park, was obtained in July 2023 and construction will begin in June 2024. Upon completion in mid-2025 the Council will benefit from additional revenues of £430,400pa as a result of rental payments;
- ✓ These key strategic acquisitions combined have increased the Council's long term durable income with additional revenues of £761,466pa. Upon completion of the Hazeldine Park development at Meole Brace will provide a total revenue increase of £1,191,866pa as a result of direct regenerative investment from the Commercial Investment Fund;
- ✓ Developing the former landfill site at Maesbury Road Oswestry into a solar farm, to enable the power generated to be supplied directly to a local dairy manufacturing plant;
- ✓ Procuring a demonstrator plant to test the use of pyrolysis to 'cook' (rather than burn) natural woody materials from highway maintenance and garden waste to reduce it to pure carbon 'biochar' which can be used to store carbon in a stable form, improve soil quality and for the manufacture of low carbon building materials such as bricks and asphalt. This is a technology which could be widely deployed commercially in Shropshire to generate 'green growth';
- ✓ Investing in the Shrewsbury Schools' programme and supported the delivery of the new Bowbrook Special Educational Needs (SEND) Centre.

8.6 We **reduced our carbon footprint and promoted sustainable asset management** by:

- ✓ Contributing to the Council's Climate Task Force through our Facilities Management Team by implementing several grant funded enhancements to our building stock to improve energy and carbon efficiency;
- ✓ Using data to understand our carbon footprint across our assets portfolio and setting targets to reduce the impacts from 2024/25.

8.7 We **generated capital receipts** by:

- ✓ Reviewing the disposals portfolio and by identifying new opportunities for further capital receipts with a resulting reduction in revenue impacts. In the FY 2023/24 total capital receipts generated from General Fund property sales were £8.895m from 18 transactions as set out in the table below:

Disposal Description	Property No.	Date Sale Reported	Estimated Sale Price
SHREWSBURY EMSTREY LAND HOLDING London Rd (inc some self-build)	S125	10 January 2023	£5,336,000.00
ALVELEY INDUSTRIAL ESTATE	BDC037	01 December 2021	£1,000,000.00
BRIDGNORTH STOURBRIDGE ROAD DEPOT SITE	9920	18 September 2023	£755,025.00
SMALLHOLDINGS 8 LACON HOLDINGS	S379	24 March 2023	£510,000.00
TERN VALLEY BP PH 2 (PART 7.64AC) PLOT N	9535	18 March 2020	£198,000.00
LUDLOW 4 SANDPITS ROAD	5400		£154,000.00
SHREWSBURY BUSINESS PARK PLOT 30A	9525		£135,000.00
SHREWSBURY BUSINESS PARK PLOT 30B	9525		£135,000.00
SHERIFFHALES 72 HEATH HILL	S258	30 May 2023	£132,000.00
SHREWSBURY CASTLE GATES 10 THE ARK			£127,000.00
TERN VALLEY BP PH 2 (PART 7.64AC) PLOT M		18 March 2020	£108,000.00
TREFLACH QUARRY	H227	31 January 2023	£63,000.00
SHREWSBURY CANAL TAVERN NEW PARK ROAD CLAWBACK		16 September 2022	£57,700.00
SHREWSBURY SCHOOLS REPAYMENTS 2023/24			£48,750.00
SHREWSBURY BUSINESS PARK PLOT 32	9525		£45,000.00
BRIDGNORTH SLIVER OF LAND AT STOURBRIDGE ROAD/ALDI		24 January 2023	£40,000.00
CAPITAL GRANT REPAYMENTS			£30,773.00
WOLLERTON BEAN BANK MILL LAND	NSDC168		£20,000.00
Total			£8,895,248.00

- ✓ Capital receipts of £8.895m in 2023/24 were achieved which was £1.231m below target. The reason for the shortfall was due to the abortive care home land sale at Meole Brace, which should have netted £2.171m in March 2024 and would have achieved target with a surplus of £940k for the 2023/24 financial year. On a positive note, the care home land has been re-marketed for sale and is now under offer at a higher price of £2.65m, putting the Council in a better financial position than it would have been had the original sale completed in the previous financial year as was originally planned.

8.8 We **reduced revenue impacts** by:

- ✓ Managing the Council's land and property to ensure this maximises the rental income, reduces voids and that marketing is competitive to secure new opportunities. The outturn for 2023/24 rent arrears as a % of total rent roll was very low at 4%.

8.9 We **empowered communities to thrive** by:

- ✓ Managing the process of Community Asset Transfers to release assets for community management and use.
- ✓ Managing the Community Right to Bid process to identify assets of community value and facilitate their safeguarding for future community uses.
- ✓ Managing design and build projects to improve school assets with positive community feedback e.g. Criftings CE Primary School provided praise positive for the work undertaken to complete an extension to resulting in much needed planning preparation and assessment space and a separate staff room, also freeing up space for a dedicated children's library space.

8.10 We recognised the importance of the council's role as custodian by:

- ✓ Establishing a Heritage Asset Management Group who can oversee heritage asset projects e.g. Rowley's House Shrewsbury and Cambrian Buildings Oswestry, whilst maximising all opportunities to apply for funding and focus on the support required to maintain and preserve our valuable Heritage.

8.11 We maximised the advantage of our unique place in the market to stimulate economic growth through planned intervention by:

- ✓ Ensuring the attractiveness of our business properties means we have less than 10% turnover of tenants, with the average time to rent a unit meeting the target of 90 days or less.
- ✓ Delivering new Business units e.g. at Bishops Castle progressing the disposal of the more mature assets from the portfolio.

9.0 Future Priorities - Property & Development

- We will review our 5-year Asset Management Strategy 2025-30 to reflect the emerging Target Operating model for the Council.
- We will accelerate the identification of the properties and land that are no longer needed and maximize the value and efficiency of the property and development portfolio; to generate further capital receipts to fund the future capital program.
- We will ensure that we continue to meet the health and safety requirements within our buildings to ensure our staff and visitors are safe.
- We will continue to lead on the project to relocate the Council's headquarters away from the Shire Hall to deliver important savings associated with the continued rationalisation of the Council's administrative estate.
- We will seek to deliver the budget savings and income targets as set out in the MTFS.
- We will monitor and control the revenue and capital budgets and report any variances or risks.
- We will explore new opportunities for income generation and commercialization across the service areas.
- We will benchmark the costs and performance of the services against the CIPFA family group and other comparators to ensure our performance is one of continuous improvement.

10.0 Key Achievements 2023/24 - Housing

10.1 The council's Housing Strategy sets out the housing vision for Shropshire that:

All home are well designed decent homes of high quality, which will protect Shropshire's unique urban and rural environments and ensure it is a great place to live. That all Shropshire residents have access to the right home in the right place to support and promote their health and well-being throughout their lives.

- 10.2 The housing strategy sets out six key objectives which are delivered through an action plan monitored by the Housing Executive Board. The action plan crosses the range of housing services operated by the council.
- 10.3 In addition to the housing strategy, the allocations policy and scheme, the affordable warmth strategy and the drafted supported and specialist accommodation and homelessness strategy, alongside regulatory and legislative requirements set the context and direction for the integrated housing service.
- 10.4 Pressures on housing and housing service are increasing and becoming more acute and complex in nature. It is within the context of the growing demand and the need for more specialist interventions that the housing service is operating.
- 10.5 Since Covid, Homelessness has increased nationally, and this is no different to Shropshire. Numbers of people on the register waiting for housing have increased by over 2500 and numbers in temporary accommodation have trebled.
- 10.6 However, bringing services under one umbrella has enabled better co-ordination of knowledge, expertise, and resources meaning we now have a pipeline plan of temporary accommodation that will meet the demand we are seeing come through the front door.
- 10.7 It is vital that the council's housing service works as one function, and that opportunities for further alignment and integration are fully explored, to deliver models of delivery that align to the Shropshire Plan and housing strategies, supporting improved health and wellbeing and good housing outcomes for the county's population.

11.0 Cornovii Developments Limited (CDL)

- 11.1 In March 2023 the Housing Supervisory Board approved CDL's updated Business Plan which aims to deliver 736 new homes over the plan period, 2023 -2032.
- 11.2 The plan brings forward development within the County over 9 sites, predominately owned by Shropshire Council. Of the 736 new homes, it is anticipated 140 will be for affordable tenures (rent or shared ownership).
- 11.3 CDL has completed one site, The Frith, delivering 33 new homes on a site previously owned by Shropshire Council. The affordable homes on the site were sold to the Council's housing revenue account and now form part of the Council's housing stock. The affordable homes comprised of 7 affordable rent and 5 shared ownership properties.
- 11.4 CDL are currently developing properties at its Ellesmere, Ifton Heath, Bayston Hill and London Road, Shrewsbury sites. Across these schemes, CDL will bring forward 216 new homes of which 44 will be for affordable tenures and 12 will be for private rent. The 12 private rental properties will be delivered on the London Road scheme.

11.5 The London Road, Shrewsbury site will deliver a total of 135 plots in total, 32 of which will be self / custom build. The site achieved a planning permission under a hybrid approval – full planning for open market and affordable housing, with reserved matters for each of the 32 self/ custom build plots. Each individual plot purchaser will be required to make a reserved matters planning application for their plot. A design guide and plot passports have been devised for each self/ customer build plot, providing details of access, boundaries, site levels, services, storey heights, external materials and approvals required to enable the plot to be build out.

11.6 The self / custom build plots will be sold serviced, meaning electricity, telecoms, water and drainage will be provided to each plot, as will road infrastructure. These plots are likely to be released to market in Q1 of 2024.

11.7 As a wholly owned Council Company, to which the Council provides financing, returns from the Company to the Council come from capital receipts from land transactions, overage payment, profit and interest on loans. CDL's progress in making its stated return, as set out in the approved business plan is monitored by the Housing Supervisory Board and reported annually to Cabinet.

11.8 Along with housing delivery and financial returns to the Council, CDL also delivers against several Social Value indicators, including, percentage of contractors and subcontractors from a Shropshire postcode, average EPC ratings and carbon savings, provision of employment and training opportunities and educational settings supported by CDL activity. It is important that the investment the Council makes in CDL building good quality and sustainable homes for sale and for rent, is delivered in a way which supports local businesses and communities, and so achieves the wider goals of The Shropshire Plan around a Healthy Economy, Healthy Environment and Healthy People. Examples of these benefits are set out below

11.9 CDL are currently investing in the following percentage of contractors and subcontractors from a Shropshire postcode on current on-site schemes:

- Ifton Green – 60% to date
- Ellesmere Wharf – 65% to date
- London Road – 25% to date (only a few trades engaged due to early stage of the scheme)
- The Oaklands – 92% to date

11.10 Average EPC and carbon savings – current on-site schemes:

- Ifton Green - EPC rating A (SAP 2012). Carbon savings of 2.90 tonnes/yr in comparison to a property with an EPC rating of C.
- Ellesmere Wharf- EPC rating A (SAP 2012) Carbon savings of 2.93 tonnes/yr in comparison to a property with an EPC rating of C
- London Road – on target for an EPC 'B' under new SAP 10.2. Full design stage SAPs to follow to calculate the carbon savings of tonnes/yr.
- The Oaklands – also on target for EPC 'B' under new SAP 10.2. Full design stage SAPs to follow to calculate the carbon savings of tonnes/yr.

11.11 Employment and Training:

- Ifton Green and Ellesmere Wharf – Six apprentices have been supported on these sites to date.
- London Road – the main contractor will engage with Shropshire Academy and CITB and intend to take on apprentices via their sub-contractor trades once homes are out of the ground and more trades are brought to site.
- The Oaklands – as with London Road, the main contractor will employ apprentices once more sub-contractors are on-site.

11.12 Education settings supported by CDL

- Ifton Green – Pupils at St Martins School took part in a competition and provided the three street names within the Ifton Heath development which have been approved by Shropshire Council and the Royal Mail.
- The Oaklands - CDL have run a street naming competition with pupils at the local Oak Meadow Primary School and the suggested street names have been checked by Shropshire Council's Street naming team and the available options are now with local parish council members to decide on the winning street name.

12.0 Shropshire Towns and Rural Housing (STAR)

12.1 On 12 May 2022 Council approved that the Management Agreement in place between Shropshire Council and STAR, for the delivery of housing management services, be extended for a further 10-year term. Following the extension of the Management Agreement a new management team has been appointed to the organisation.

12.2 After the decision to retain STAR and to extend the Management Agreement a new regulatory regime for the social housing sector has been introduced. The new regime being introduced by the Regulator of Social Housing will be a step change in the regulation of social housing, setting expectations about services that landlords provide for their tenants, contained within four Consumer Standards and introducing a proactive regime for the inspections of landlords to measure their adherence with the standards. As the regulated entity, it is Shropshire Council that has the relationship with the regulator, it is therefore Shropshire Council that will be inspected for compliance.

12.3 In preparation for regulatory change, Shropshire Council volunteered to participate in a pilot inspection from the Regulator of Social Housing, which provided beneficial experience for both the Council and STAR, as well as resulting in an indicative result of C2 against the Consumer Standards, which demonstrates a good performance. Additional insights from this pilot are now contributing to significant work underway to ensure that the oversight and monitoring arrangements of STAR remain fit for purpose and that the Council is ready to respond to the changes within the regulatory regime for registered providers of social housing. This includes a full review of governance arrangements between Shropshire Council and STAR, and alongside STAR, and involving tenants, completion of self-assessment gaps analysis against the new consumer standards.

12.4 From March 2023 STAR began four key service reviews: IT and Business Transformation, Repairs and Maintenance, Finance, and a review and workshops aimed to realign the aims and objectives of STAR with those of Shropshire Council. These reviews are intended to address performance issues, to ensure that STAR is

well placed to deliver in accordance with the terms of the Management Agreement, to align to the Council, to meet the requirements of the new Consumer Standards, and importantly to ensure the Council provides safe and good quality homes to its tenants with housing management services that meet tenants' needs and aspirations. The outcomes of these reviews will be reported to the Asset Assurance Board, which oversees the performance of STAR on behalf of the Council.

12.5 STAR continues to deliver the affordable housing programme on behalf and through commissioning arrangements with Shropshire Council. Details of the current on-site programme are shown in the table below.

Scheme Name	Anticipated Completion date	Number of units	Number of rented	Number of shared ownership
Aspen Grange, Weston Rhyn	End of April 2024	40 + 1 communal facility	36	4
Hill Top Close, Whittington	End of Jan 2024	24	16	8
Racecourse Crescent/ School Grove, Shrewsbury	End of March 2024	13	9	4

12.6 In addition to delivery of the Council's affordable housing programme for settled accommodation, STAR is also supporting with delivery of several Temporary Accommodation projects. Which, if all successfully delivered, will bring forward nearly an additional 100 units for Temporary Accommodation. Some of these schemes are at early stages of development and are not yet approved.

13.0 Housing Strategy and Policy

13.1 A draft **Independent Living and Specialist Housing Strategy** was presented to Cabinet in March 2024. The Cabinet report approved an eight-week consultation on the proposed strategy. It is anticipated that following the consultation period, a final draft will be presented for approval in late summer.

13.2 The purpose of the Independent Living and Specialist Housing Strategy is to support people to remain independent at home for longer and complemented by the provision of specialist housing, which provides genuine choice for those who wish to move to a form of specialist housing whilst maintaining their independence.

13.3 The strategy covers various aspects of supporting living, transitions to new homes, addressing specific housing needs and ensuring integration and collaboration for effective implementation of the delivery priorities. The strategy will be taken to Cabinet for approval in early 2024.

13.4 In June 2023 Shropshire implemented the new **Allocations Policy for Shropshire HomePoint**. This was agreed by Council in March 2023 and introduces legislative changes within allocations as well as closer working with our registered providers via nomination agreements.

- 13.5 Following a homeless review by Homeless Link, the **Homelessness and Rough Sleeper strategy** has been developed. Following agreement by Cabinet an 8-week consultation period is in process, and we await the results of this before publishing the final version in early Autumn for approval by cabinet.
- 13.6 In October 2023 the **Affordable Warmth strategy** was agreed by cabinet. This strategy is in place till 2030 but will be regularly reviewed in line with the council's position on climate change.

14.0 Housing Enforcement

14.1 Minimum Energy Efficiency Standard (MEES) Regulations

All privately rented accommodation must have an EPC rating of at least an E. Funding was received from Government with fixed term contract staff employed until June 2023 to undertake agreed MEES work. As at 01/04/24

- 3338 potential F and G privately rented properties after initial data cleansing
- 1464 properties cleansed and found to be now compliant, mainly due to database having out of date EPC ratings, updated EPCs being submitted, or they were social housing properties
- 1106 cleansed after further investigation, e.g., found to be not privately rented, commercial, social housing, no longer renting, or empty
- 768 properties were subject to further investigation
- 182 compliant following intervention, i.e., improved to EPC E or above as a direct result of Council actions
- 116 properties checked where a valid exemption reason has been registered; no further action can be taken on valid exemptions
- 5 Compliance Notices issued – 4 are compliant and a Civil Financial Penalty is being considered for the non-compliant case.
- 110 ongoing works by the team
- 80 properties with failed rating (F or G) and no exemption registered; follow up contacts will be made; however, due to tenancy start dates no enforcement action can be taken
- 250 inaccurate records that need more work to establish correct details

14.2 Empty Homes – proactively contact owners

- A short-term contract post was put in place from January 2023 to proactively contact owners of homes registered with Council Tax (CT) as empty for more than 12 months. This work started with those homes that have been empty for more than 2 years on the basis that that is when CT premium is due.
- As at 01/04/24 the following number of properties were recorded as being empty:
 - 300% CT Rate (empty 10 years+) = 80
 - 200% CT (empty 5 years+) = 112
 - 100% CT (empty 2 years+) = 338
- As at 01/04/24, 456 visits had been undertaken to properties to risk assess in line with the Empty Homes Strategy risk scoring matrix.

14.3 Successful Prosecution

- A landlord was successfully prosecuted for failure to comply with seven Prohibition Orders. Despite significant attempts over several years to work with the landlord to improve the standard of the accommodation on site, this had failed to achieve the necessary improvements. An inspection in November 2022 identified significant Housing Health and Safety Risk Scheme (HHSRS) hazards including lack of working fire and carbon monoxide alarms, fire safety, incorrectly installed solid fuel appliances, lack of hot water provision, unsafe water supply, septic tank leaking sewage onto the site, damp and mould. These posed serious risks to the health and safety of the tenants that all inspected units were prohibited.
- The matter was listed for its first hearing and despite the Defendant being informed of the hearing and in receipt of all of the evidence and importance of the proceedings he was not in attendance, nor did he provide a plea. The court was presented with the evidence and was provided with a summary of the circumstances surrounding the efforts made by the Council to address the clear shortcomings and health and safety risks presented by the accommodation provided by the landlord. The court considered the evidence presented by the prosecution and found all seven charges against the landlord proved and convicted the landlord accordingly.
- In sentencing, the Court noted that the Defendant had not attended, nor had he provided any plea or mitigation. The court also noted the seriousness of the risks to the tenants/residents due to the landlord's failure to comply or cooperate with the Council's many requests to remedy the faults, and by allowing tenants to continue occupation despite the Prohibition Orders. Consequently, the court imposed a total of £32,007.83 in fines and costs as well as a recurring penalty as follows:
 - Fine: £3,500 for each offence (7 x £3,500) = £24,500
 - Victims surcharge of £2,000
 - Costs of £5,507.83
 - A recurring penalty of £20 per day for each offence for the continuing breach to prohibition orders
- This demonstrates how seriously the Court consider the breach of Notices and Orders issued by the Council and sends a very clear message to the small number of rogue or criminal landlords who knowingly rent out unsafe and substandard accommodation. The Council is determined to create a level playing field for all landlords by dealing robustly with criminal, rogue and irresponsible landlords.

14.4 Proactive work – Houses in Multiple Occupation

- Inspections of shared accommodation that may require a licence if found to be a House in Multiple Occupation (HMO) are being undertaken. Shared accommodation can be an important step to renting or owning a property and needs to be safe and of an acceptable quality. As at 01/04/24 over 100 properties have been identified where rooms are being let and may be a HMO, some of which may have more than 5 people sharing facilities, which means a licence is required.
- The current HMO Amenity Standards have not been revised for over 10 years and no longer reflect the facilities in standard rented accommodation. For this reason, the Amenity Standards are currently being reviewed with the aim of improving

facilities beyond the minimum legal requirements, which would allow landlords to advertise accommodation that meets a higher standard.

14.5 Damp and Mould

- Following the Coroner's report into the tragic and avoidable death of Awaab Ishak in Rochdale, Michael Gove MP, Secretary of State for Levelling up, Housing and Communities, wrote to Local Authorities to be clear that damp and mould should not be dismissed as the result of a 'lifestyle choice' and that action to remove pervasive damp and mould must be taken by landlords. New guidance makes clear that it is the responsibility of landlords to identify the underlying causes of damp and mould - such as structural issues or inadequate ventilation - and to find long term solutions.
- The guidance also sets out how living in a home with damp and mould can significantly affect the physical and mental health of tenants, and outlines how people with certain health conditions, children and older adults are at greater risk of more severe health problems. Where landlords fail to act, local authorities must hold landlords to account, including taking enforcement action where necessary.
- The Council responded to a request from the Department for Levelling Up, Housing and Communities (DLUHC) for data on complaints, inspections and enforcement action in relation to damp and mould. Following the DLUHC assessment of the responses submitted by all local authorities, there is now a requirement on the Council to set out its plans for dealing with damp and mould. This is in progress and has started with improved website information, media releases through the press and social media to alert tenants of the risks to their health that mould presents and that they should not live with mould.
- It is acknowledged that mould cannot be simply dismissed as lifestyle by landlords, and it is their role to identify issues during their property inspections and respond appropriately, in a timely manner when tenants report issues. Where tenants report issues and no improvements are made, inspection of properties is undertaken, and the risk assessed. Where serious issues are found and the landlord fails to act, Improvement Notices can be issued. Non-compliance with an Improvement Notice can lead to the imposition of financial penalties of up to £30,000 or prosecution.
- Properties that have registered exemptions to the MEES Regulations are also inspected to determine if the poor energy performance of the property is causing damp and mould to be a problem.
- Further work will be identified; however, this is being hampered by the continuing lack of a nationwide compulsory register of rented properties.

15.0 Affordable Warmth and Energy Efficiency

15.1 The Affordable Warmth & Energy Efficiency team (AWEE) is currently working hard on HUG2 delivery. The Council's allocation of £10,971,000 in capital funding direct from the Department of Energy Efficiency and Net Zero (DESNZ) represents one of the largest single programmes in the Country. To date the scheme has;

- Received 1,137 applications with 617 qualified applications
 - Surveyed 286 homes
 - Had 9 batches of funding approved by DESNZ, converting 267 measures and a capital outlay currently accrued of £2.52m
- 15.2 The Council's success has been recognized by DESNZ's delivery partner Salix, who asked the AWEE team to share knowledge and experience to other Local Authorities via the learning communities initiative - <https://www.salixfinance.co.uk/housing/learning>
- 15.3 To support the delivery of HUG2, the team have been finalizing procurement and the delivery model to secure a supply chain that can effectively deliver the programme, with a strong focus on securing actual social value. Recent appointments for the HHRSH contract and Glazing and Doors contract will deliver £1.5m via two established Shropshire-based contractors. Additional ASHP and Insulation contracts with a combined value of over £6m have local delivery targets of 30% that must be met alongside a requirement for a package of training and local supply chain support.
- 15.4 The team have recently finalized the closure of 2 Local Authority Delivery (LAD) 3 schemes (both DESNZ and MNZH funded). These schemes targeted on-gas properties. The LAD schemes have nationally under-delivered and have been extremely challenging to deliver due to the scheme complexity and rising costs. The team have done exceedingly well to achieve delivery of 169 retrofit measures across 110 properties at a total capital investment value of £1,257,000.
- 15.5 On the LAD 3 BEIS scheme, the Council acted as Lead Authority and the team has overdelivered and re-allocated an extra £200k in funding from Telford & Wrekin Council who have generally underperformed, meaning more Shropshire households were able to benefit. In addition, we have helped to mentor and support colleagues at Telford & Wrekin.
- 15.6 The Social Housing Decarbonisation Fund Scheme (SHDF) wave 1 has now concluded. The project delivered upgrades to 246 socially rented homes across the Marches, utilizing an SHDF grant of £2.3m and leveraging in Social Landlord match funding of £6.1m. The AWEE team and Shropshire Council have acted as lead authority throughout and were responsible for programme management, governance and reporting. All 5 RSL partners have since successfully secured funding under SHDF wave 2 in their own right, demonstrating the legacy aspect of the wave 1 programme.
- 15.7 The AWEE team are again delivering a package of activity through the Household Support Fund, including a fuel debt relief fund and energy efficiency enabling grants to support delivery of the Sustainable Warmth Shropshire schemes. On the phase 4 programme the AWEE team's activity leveraged in £4 of external funding for every £1 spent from the HSF. As well as again delivering our Winter Enabling Grants fund the team is finalizing a Help-to-Heat voucher programme, offering emergency heating credit (£300) to c400 vulnerable Shropshire Households this winter.

- 15.8 A small HeatSavers grant (£35k via Public Health) continues to be utilised as a 'fund of last resort' for particularly vulnerable households with a health condition who are suffering from the effects of a broken heating systems and find themselves in a 'no heat' situation. The grant also supports delivery of Keep Shropshire Warm.
- 15.9 The AWEE team continue to commission the Keep Shropshire Warm Energy Advice Service and have recently re-commissioned the service for the next 2–3-year period. The new contract commenced at the beginning of the year, ensuring Shropshire's vulnerable/fuel poor households continue to have access to free impartial advice and support to access other grant programmes. The scheme is due to support over 1,000 households per year and acts as a front door to several additional grant funding initiatives.
- 15.10 An important part of the strategic management of the AWEE Team has been to ensure that revenue elements of the allocated grant funding are fully utilised to enable the team to grow sufficiently, (currently 4x FTE equivalent team members) to meet growing demand, so that the Council meets its grant obligations and maximizes grant spend. The team has developed strong working relationships with other council departments, particularly through the Sustainable Warmth Programme Board. Recruitment for an admin support officer is in train following a vacancy created by a promotion to officer within the team.
- 15.11 The team continues to explore additional opportunities to unlock revenue funding to embed and support other Council services more closely within the team's programme of work. Examples include handyperson provision and working more closely with the Customer Service Centre, etc.
- 15.12 A case study is included below, for a local Bishops Castle couple who benefitted under the HUG2 scheme, receiving fully funded internal wall insulation, window and door upgrades and an air source heat pump heating system. This was a particularly challenging property to tackle due to age and complexity. The couple had previously struggled to access support through other government initiatives. The case study includes a written summary. [AWEE Case Study - 15 Welsh Street - Bishops Castle](#)

16.0 Private Sector Housing

- 16.1 The Private Sector Housing Team works closely with the Occupational Therapy team to deliver major adaptations for people to enable them to remain independent in their own homes. Examples of these works are installation of stairlifts, level access showers and sometimes even extensions.
- 16.2 In 2023 the team piloted a new grant which is a quicker and more simple process for both people applying and the staff administering the grant. Further to this, the new grant enables works up to £100,000 due to recognition that the traditional Disabled Facilities Grant of £30,000 is not enough to be able to fund the works required. Along with the new grant funding maximum of £100k, we also have the introduced a 'means-test' formula. Again, this simplifies the administration of the applications but also makes eligibility much fairer when considering the huge changes in the financial climate since 2008 when it was last amended by central government.

16.3 The team is in the process of developing an updated assistance policy which is due to be bought to Council in the autumn of 2024 for sign off. This will enable the new grant to be rolled out as policy rather than as a pilot.

17.0 Handyperson Service

17.1 At Shropshire Council, we offer a reliable and trustworthy Handyperson Service for those in need of minor adaptation to their homes to keep them both safe and independent.

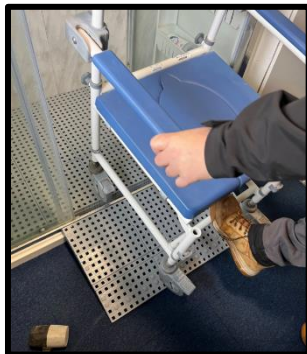
17.2 The variety of work we complete includes grab rails, stair bannisters, outdoor rails, and half steps. We also complete an array of other works such as home security adaptations. This includes key safes, sensory smoke alarms and loop wires as well as window locks and custom stair safety gates. We also provide emergency radiators should residents have issues with their heating.

17.3 Referrals are received from a wide range of teams such as: Occupational Therapy, Independent Living Support, ICS, Sensory Impairment, Domestic Abuse, Warmer Homes, and other external providers such as Age UK. Referrals are classed as 'standard' or 'urgent'. If they're standard, they need to be completed within 15 working days and if they're urgent they need to be completed within 5 working days – we do however aim to complete all urgent referrals quicker than 5 working days.

17.4 Year on year we are receiving a growing number of referrals and demand on the service. This is due to an ever growing and ageing population.

17.5 Private works are proposed to start during 2024 subject to the recruitment of a third handyperson. Planning is in process on the kind of works we will offer as well as an action plan for the delivery of this service. The team is passionate about being able to deliver to those who need this support within the community.

17.6 This year saw some major service developments in a bid to save money, and increase job turn around and productivity on the staffing level we have. We have sourced new outdoor rails to replace the wooden ones previously fitted. We were also able to secure other solutions to help our Occupational Therapy Team support their client's independence and safety within their homes. This includes portable ramps, thresholds, and step/rail units.

<p style="text-align: center;"><u>Case study of the new works</u></p> <p><i>Morning, we have just completed a shower access with the modular ramping/platform from Easiaccess. It's been a long one, but I am so happy with the results. This will enable the client to be wheeled into the shower cubicle safely and have no need for grant work. 😊 A big thank you to Amy & Graham for all their hard work with this one.</i></p> <p style="text-align: center;"><i>Victoria Francis Looker</i></p> <p>13</p>	<p>14</p> 
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Photos of the works we complete within the service:



18.0 Domestic Abuse (DA)

18.1 The Domestic Abuse Act 2021 determined that Local Authorities had a Statutory Duty under Part 4 of the Act to:

- Complete a Needs Assessment around Support into Safe Accommodation.

- Write and Publish a Domestic Abuse Safe Accommodation Strategy.
- Commission/De-commission support in safe accommodation based on our Needs Assessment/Strategy.
- Set up and run a Domestic Abuse Local Partnership Board to monitor and hold to account the work around our statutory duty to provide support into Safe Accommodation.
- Review our Needs Assessment annually and renew it every 3 years.
- We are fully compliant with our statutory duty.

18.2 We are working wider than our statutory duty and looking at more than the support in safe accommodation needs of our population as we consistently see domestic abuse in our Statutory Reviews (Safeguarding Adult Review, Domestic Homicide Reviews and Child Practice Safeguarding Reviews, Anti-Social Behaviour Reviews) plus both the Serious Violence Duty and Victims Bill have an area of focus as Domestic Abuse.

18.3 We have a team of people funded either by the DLUHC New Burden Grant or the Office of the Police & Crime Commissioner to ensure we stay compliant with our Statutory Duty and to also work on our White Ribbon Accreditation since that motion was passed by Council.

18.4 Current team comprises of a DA Strategic Lead, a DA Project Officer leading on the White Ribbon and Domestic Abuse Housing Alliance Accreditation (DAHA) Accreditation work, a DA Lived Experience Project Officer, and a DA Training Lead. We have also recently employed a DA Sanctuary Scheme Security Assessor to enable us to undertake Sanctuary works for individuals who do not want to work with the police.

17.2 We are White Ribbon Accredited and actively working on our 3-year action plan to maintain our accredited status. Working with Town Councils and wider partners on raising awareness of men's violence against women.

18.5 We are also working towards the Domestic Abuse Housing Alliance Accreditation (DAHA), to ensure a whole housing response is taken when people approach us for support around their housing needs, including welfare support.

17.3 We have trained internal Council colleagues to become Domestic Abuse Support Officers, enabling any colleague who is subjected to or uses abusive behaviours to know how to access the Staff DA Policy in a supportive.

17.4 We are working with the Office of the Police and Crime Commissioner and Councils across West Mercia to deliver an All-Risk Voluntary Perpetrator programme, to ensure we tackle the abuser and not only focus on the victim.

19.0 Resettlement

19.1 We currently have several active resettlement schemes being run and supported by our resettlement team. The team comprises of 4 members of staff alongside specialist staff within housing services.

19.2 Homes For Ukraine

We are nearing the end of year two and still have 39 HOSTs supporting original arrivals. In total we have 137 active HOSTs currently. We have supported nearly

100 Households to move into private rentals. The scheme is ongoing with government announcing host financial support for year 3.

19.3 UK Refugee Resettlement Scheme (Vulnerable Person/Children's Resettlement Scheme)

We have had no new arrivals since September 2021 but the 22 families we resettled have all remained in Shropshire. Only 2 families continue to have formal support from the team (funding is only until year 5).

19.4 British National Overseas

We are currently aware of approx. 25-30 settled individuals. Although we do not receive any formal funding for this cohort, we do support local colleges to provide ESOL and they access the Shropshire Supports Refugees hub.

19.5 Asylum Dispersal

We had up to 97 residents placed in the asylum hotel in Shropshire although this facility has now closed. The council did not receive formal funding regarding this cohort. Housing provided significant support regarding move on options with many accessing private rent options when they had received their leave to remain. Whilst this is positive it did put additional pressure on our already highly pressured homeless team.

19.6 Afghan Citizens Resettlement Scheme (ACRS), Afghan Relocation & Assistance Policy (ARAP), Service Family Accommodation scheme – Military links to UK armed forces

Under the ACRS and ARAP schemes we have had 12 families arrive at the settled accommodation to date (with 6 remaining at present). We do expect an additional 23 during 2024 although no formal date has been given by the Home Office. There is a 3-year funding package associated with this scheme and Councils are expected to be the main support to this cohort (like the UK Refugee Resettlement Scheme or old Vulnerable Persons/Children's Resettlement Scheme) scheme. Joint working alongside Health, Education, Finance, employment and ESOL is pivotal to the success of this resettlement. Properties are managed by the Ministry of Defence.

19.7 Further to the families arriving at the settled housing provision we have also seen 100's arrive at the transitional site in the county. Although most of these families will have a short stay in transitional accommodation before moving to settled accommodation, we are aware of several larger families struggling to move on. We are in the process of linking with the Ministry of Defence to better understand the need for school places and ESOL. Health is separately funded to provide a service into the transitional sites, but the Council is not funded for this work.

19.8 The charity Shropshire Supports Refugees and Shropshire Council are working extremely closely having secured office space within the new resettlement hub. This enables a more fluid approach to joint working. Our cohorts can see that we work together, and that we all want to support them.

19.9 Below is a case study from the Homes for Ukraine scheme:

"I came to England last September thanks to the "Home for Ukraine" scheme. I lived with friendly hosts for 5 months and had a great time to adapt to a new country. My hosts solved all logistical issues since I lived in a rural area and did not have a car. The term of my stay with the hosts was ending and I had to decide whether to return

to Ukraine or start building a new life in the nearest town. "Housing team Shropshire" provided me with temporary accommodation in Shrewsbury and I then found a job, adapted to a new town and then found an apartment for rent. "Housing team Shropshire" helped me with the paperwork, the first payments and provided all the necessary support."

20. Homelessness, Rough Sleeping and Allocations

HomePoint:

- 20.1 As of 01.06.2024 there were 7,465 households registered on Shropshire HomePoint as needing housing. There has been a steady increase in the numbers of people registering for housing, in line with the increase in people presenting as homeless. Workloads in the team have grown significantly meaning there is now a delay in the applications being completed.
- 20.2 In June 2023 Shropshire implemented a new allocations policy for Shropshire HomePoint. This was agreed by Council in March 2023 and introduces legislative changes within allocations as well as closer working with our registered providers via nomination agreements. It increases the banding criteria from 4 (Priority, Gold, Silver and Bronze) to 7 (1A – 7). The aim of the policy is to ensure that those most in need of housing are prioritised for the limited social housing available in the county.
- 20.3 Considerable efforts have been taken to challenge skipping of priority cases. Our staff regularly challenge decisions taken by the Registered Providers. This has led to a greater proportion of properties being allocated to Band 1 cases. This proportion was 22% last year but recent figures are being achieved of over 40%.
- 20.4 The Council's Medium Term Financial Strategy (MTFS) refers to a temporary closure of the Council's Housing Register. This is intended to pause new applications from non-priority cases to allow both for the upgrade of the Abris system upon which HomePoint operates, and to give greater focus to those to whom the council have a duty to rehouse, removing them from temporary accommodation earlier. This will deliver better outcomes for households and achieve a saving to the General Fund from reduced accommodation costs.

21.0 Housing Options and Temporary Accommodation:

- 21.1 The homeless service has been focusing on reducing the use of temporary accommodation, specifically the use of Bed and Breakfast type options. This is due to its unsuitability for clients but also due to the cost for the Local Authority.

Table below – Homeless applicants in B&B/Hotel accommodation over the past 6 months:

	2023	2024	Difference
End of January	144	126	-18
End of February	150	109	-41
End of March	151	106	-45
End of April	121	128	+7
End of May	109	122	+13
End of June	121	110	-11

	Average Placements = 133	Average Placements = 116	
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21.2 It is important to note that the reduction by the team is within a national context of an increasing use of temporary accommodation and specifically Bed and Breakfast type options across the country. Nationally the use of temporary accommodation has increased by 37%. These figures are from nationally provided figures collated by the Department of Levelling up Housing and Communities (DLUHC).

Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness>

21.3 As well as reducing the number of placements within Bed and Breakfast accommodation the team has worked with local providers to reduce the cost per placement / per night. Most providers we use are now paid £50 per night which has seen an annual decrease in the overspend related to temporary accommodation of nearly £1million.

21.4 Although not relevant to the cost of temporary accommodation, the team have also worked to reduce costs relating to security, transport, pets and storage. These are additional statutory responsibilities under homeless legislation. This demonstrates the overall work being undertaken by the service to reduce all costs associated with temporary accommodation, not just the cost of placements.

21.5 This decrease in the use of temporary accommodation, specifically that of Bed and Breakfast type options, has been despite an increased demand for homeless services generally. This has been impacting due to new legislative requirements for the Council to assist individuals and households, the pandemic and now the cost-of-living crisis.

21.6 Private rents are becoming unaffordable with large numbers of people going for each property available. Coupled with this, Local Housing Allowance rates only recently increased in April 2024 for the first time since 2011 meaning many private rents are way above the amount paid in benefits and so completely unaffordable to anyone who does not work.

21.7 Just compared to last year, homeless approaches to the Council have increased. The service has seen an increase in new homeless approaches each week, suggesting demand will continue to increase this year putting further strain on the service and the demand for accommodation.

22.0 Homelessness Prevention

22.1 A key aspect of work by the team is increasing our prevention work. Ultimately, we want to assist and advise people at the earliest opportunity to ensure that their need for temporary accommodation of any kind is significantly reduced.

22.2 To encourage all partners to take on responsibility for the prevention of homelessness, a Homelessness Forum has been set up and is being independently managed by Homeless Link. The aim of the forum is to bring all partners together to emphasise the fact that 'Homelessness is everyone's business' and to ensure that prevention of homelessness is forefront in the work of everyone.

22.3 An important element of this is the development of the Homelessness and Rough Sleeper Strategy. Shropshire Council commissioned Homeless Link to undertake a

homeless review in advance of the development of a homelessness and rough sleeper strategy. With the outcome of this review reported at the end of 2023, a new homelessness and rough sleeper strategy was drafted, which is now out for consultation.

- 22.4 Shropshire Council is also taking part in a pilot piece of work with Shelter, a nationwide homelessness charity, looking at the different policies, processes, and procedures. The aim of the work is to improve and simplify the customer journey and therefore make it easier to prevent someone's homelessness at the earliest point possible.

23.0 Rough Sleepers

- 23.1 Since the success of 'Everyone In' during Covid 19, Shropshire Council's rough sleeper team, with support from partners, has worked hard to keep rough sleepers low. At the rough sleeper nightly count in November 2023, it was agreed there are currently 21 rough sleepers in Shropshire. This is in comparison to 16 cited in 2022. The snapshot figure on one night is an estimate based on nationally agreed rules and involved us and partners visiting sites across the County as well as assessing known intelligence. The Rough Sleeper Team comprises of 5 members of staff and undertake Outreach across the county daily as well as running the hostel in Shrewsbury. Numbers rough sleeping are stable, and this increase is more a sign of a more proactive service presence across the County.

- 23.2 Our Rough Sleeping team is working well with RESET a multi disciplinary team funded by Rough Sleeping Drug and Alcohol Treatment Grant (RSDATG). This has helped ensure access to drug and alcohol services and that these services are linking well with Social Care, mental health services, housing and other statutory and third sector organisations.

24.0 Funding Bids

- 24.1 Shropshire Council was targeted for national funding about complex rough sleepers and young people (such as care leavers) in need. Both capital and revenue funding has been secured via 3 bids for schemes within the county. The 3 schemes include Coton Hill House, where we will work, in partnership with Shropshire Towns and Rural Housing, to develop 25 self-contained units in Shrewsbury town centre. We also have funding for a young person's scheme and 12 dispersed units.
- 24.2 We have also successfully purchased 70 Castle Foregate, a 10-bed hostel we are currently using for rough sleepers and the Parish Rooms, previously a 12-bed supported housing facility in Bridgnorth owned by Clarion, which we will bring back into use as Temporary Accommodation.
- 24.3 Further to this Shropshire has been successful in obtaining over 20 properties via the Local Authority Housing Fund. These properties are initially earmarked for Ukraine guests and Afghan refugee families. However, ultimately, they will sit in the Housing Revenue Account enabling additional general needs stock or temporary accommodation units in the future.

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

Shropshire Council's Asset Management Strategy 2020-2025

Local Member: All

Appendices