

Update on request for information from previous meeting –

Action: Contact the Housing Service for future projections regarding CS13 (KPI 6) – the number of households living in temporary accommodation, including budgets

Response from the Housing Section Head

We do not have a projection at the current time. This is due to the complexity of the situation and the unknown, cumulative outcome of a growing number of factors, e.g. economic crisis, Welfare Reform, lack of mortgage affordability, lack of available land and cuts in finance for new affordable housing.

These are at the same time as the Council retaining a homelessness duty to people who may present as homeless without prior notice and may have to be accommodated.

Together with the above factors, there are some proxy measures officers routinely monitor which have led to the service flagging up the risk that the situation could deteriorate:

- Newbuild pipeline projection of 122 units during 2012/13 declining to only 56 units in 2013/14 (as yet, further sites may come forward).
- Private sector properties made available through our schemes - 19 in quarter 1, 17 in quarter 2 whereas in previous years we were achieving higher numbers through our rent deposit scheme alone e.g. 74 last year, whereas in 2009/10 we had 134.

The PI is a snapshot figure taken at the end of the quarter. While the service does not have a projection, a *target* of 90 households has been set, based on our need to monitor this as a service risk (bearing in mind the capacity available in hostels and other properties and when this capacity will be exceeded which means B&B usage will increase).

At present, the figure of 90 is frequently exceeded, although not necessarily at the end of the quarter when the snapshot is taken. This may be in a cycle until a new build development comes which then creates a series of chain moves and results in households leaving temporary accommodation.

In terms of budget, hostels and regular temporary accommodation are self financing through rents. For 2013/14 the service has agreed a B&B budget of £150,890 which is allowing for the previous peak demand. The aim is to recoup a proportion of costs through housing benefit and client contributions - a budget estimate for the monies to be recouped is £30,000.

This is a complex area with so many impacting factors. The Council is taking the approach of continuous monitoring so that risks can be flagged up as incremental rises are experienced.

In terms of how the Council supports this, preventative work continues, particularly with partner agencies, housing associations etc around Welfare Reform issues. It is anticipated that there will be corporate discussion about use of assets, investment in affordable housing etc which will be taken forward through Asset Management Group and Regeneration Strategy Group.