

Report to: **Executive**
Date: **2 December 2021**
Title: **Housing Crisis Update Report**
Portfolio Area: **Homes – Cllr Pearce**

Wards Affected: **All**

Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken:
(e.g. referral on of recommendation or implementation of substantive decision)

Author: **Chris Brook**

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RECOMMENDATIONS:

It is RECOMMENDED that the Executive:

Part 1 – Joint Homelessness Strategy 2022-27

- 1. agree to commence preparation of a new South Hams & West Devon Homeless Strategy for 2021-2022;**
- 2. agree the recommended approach be to focus on 4 specific client groups for the new Homelessness Strategy: Single households, Families, Households with additional needs and Rough Sleepers.**
- 3. approve the proposed consultation approach in addition to the adopted Consultation and Engagement Strategy.**

Part 2 - Contribution to the Purchase of Housing First Properties

- 4. agree to the purchase of 4 Housing First Properties from the Shires properties sale proceeds and the grant offered by Homes England.**
- 5. agree to spend the remaining balance of the sale proceeds of £386,000 (capital receipts) to purchase homes as provision to local families.**
- 6. authorise the Director of Place and Enterprise, in consultation with the Section 151 Officer and the Leader of the Council, to take all necessary steps to purchase 4 Housing First properties**

together with additional family size accommodation in the form set out in this report.

Part 3 – Housing Project Update

- 7. notes the ambitions of the existing project pipeline and that the Executive will receive further reports for decisions when required. Decisions will come through the Executive and on to full Council.**

Part 4 - Executive response to O&S recommendations

- 8. Agrees to form a task and finish group to: Undertake a review of other local authorities that have successfully increased the delivery of affordable housing (directly and indirectly) within their boundaries and share best practice; and**
- 9. notes the recommendations arising from the Overview & Scrutiny Committee (Minute O&S.33/21 refers).**

1. Housing Crisis Update Report – Overview

- 1.1 The Council declared a housing crisis in September of this year and set out an ambitious road map to make a positive change and reduce the inequality that exists within it.
- 1.2 It set out three categories of activity:
 - i. Lobbying
 - ii. Direct Action
 - iii. Partnership Working
- 1.3 This report sets out **direct action** officers are taking on behalf of the Council to tackle the housing crisis.
- 1.4 Set out in four discreet parts, the report:
 - i. Makes recommendations for our future 5 year Homelessness Strategy, a statutory function of the Council.
 - ii. Advises members of a successful bid for £250k of funding, to acquire housing for use as temporary accommodation and seeks approval for match funding.
 - iii. Sets out the future pipeline and details of housing projects the Executive will, at the appropriate time, need to consider so as to build good quality, affordable homes in the district.
 - iv. Reviews the O&S recommendations (Minute Ref O&S.33/21).
- 1.5 There is a lot of detail within this report, but it is hoped by setting out the three areas of activity together, members can see the activity being undertaken across the housing function.
- 1.6 This would then reflect the integrated and multifaceted approach officers are taking in response to the housing crisis.
- 1.7 Future reports to the Executive will provide an update on partnership working and lobbying for change and fairness.

Part 1 – Joint Homelessness Strategy

Author: **Sophie Cobbledick** Role: **Senior Housing Specialist**

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1. Executive Summary

- 1.1 The Homelessness Act 2002 places a duty on local authorities to review homelessness, and the influencing factors that cause homelessness, and to develop a strategy that addresses the findings of the review.

- 1.2 The Joint South Hams and West Devon Homeless five-year Strategy was last published in 2017 and is in its final year. A review of the achievements made over the lifetime of the strategy and a review of current and likely future needs and trends has been conducted and is summarised in Appendix 1.
- 1.3 As a result of this review, four key areas of housing need have been identified: Single Households, Families, Households with additional needs and Rough Sleepers.
- 1.4 It is recommended the Council approves the development of a Joint Homelessness Strategy for 2022-27 that looks to address these identified needs. This report proposes that consultation is conducted with Members and Stakeholders to ensure the strategy is robust and an accurate reflection of current need.
- 1.5 The strategy will form part of the suite of plans focusing on the priority of Homes, aligned with the priorities of Better Lives for All, the Housing Strategy "Better Homes, Better Lives" and the points of the Housing Crisis declaration of the 23rd of September 2021.

2. Background

- 2.1 The current Joint Homelessness Strategy 2017-22 will end shortly and requires renewal. The Homelessness Act 2002 places a legal duty on local authorities to review homelessness and the influencing factors for the area and produce a strategy that addresses local need.
- 2.2 The review of the progress (Appendix 1) made under the current strategy has identified significant differences in the opportunities and challenges experienced by four main groups within our communities. These are Single households, Families, Households with additional needs and Rough Sleepers.
- 2.3 In order to address the varying challenges experienced by these groups it is proposed that the new strategy focusses on solutions for each of these different groups.
- 2.4 The impact of the pandemic on local housing need has been significant and this Strategy comes at an opportune time to take into account the additional challenges the Council and our residents are facing.

3. Outcomes/outputs

- 3.1 If the recommended areas for focus are approved it is proposed that the Council consults with stakeholders, members and the public to inform the content and shape priorities of the new 2022-27 Strategy.
- 3.2 The outcomes of the consultation will support the development of the Joint Homelessness Strategy 2022-27 which will be brought to members for adoption in April 2022.

4. Options available and consideration of risk

There are a range of other scenarios that could occur as set out below with their associated risks:

- 4.1 The Council could choose not to use the proposed four areas of focus as its framework for the Homelessness Strategy.
 - a. Officers will need to return to the review to seek to identify alternate options for areas of focus. It is felt that alternate focus areas will not deliver the best outcomes for our communities.
- 4.2 The Council could choose not to produce a Homelessness Strategy.
 - a. It is a legal requirement for the Local Authority to produce a strategy to address homelessness and to conduct a review which informs this. To not have a current Homeless strategy is therefore unlawful
- 4.3 The Council produces a Homelessness Strategy without engaging with stakeholders, members or residents for consultation
 - a. This would be contrary to the adopted Corporate Engagement Strategy and could result in a missed opportunity for interested parties to contribute meaningfully to homelessness in the District.
- 4.4 The Council produces a Homeless Strategy based around the four areas of need identified as part of the review. Consultation with members, stakeholders and residents takes place to inform the final strategy outcomes.
 - a. This will result in a robust and well informed strategy document which accurately reflects local need and maximises the opportunities for partnership working.

5. Proposed Way Forward

- 5.1 The Council produces a Homeless Strategy based around the four areas of need identified as part of the review. Consultation with members, stakeholders and residents takes place to inform the final strategy outcomes
- 5.2 Agreement of the four key areas for focus: Single households, families, households with additional needs and Rough Sleepers
- 5.3 Delivery of a presentation over Teams to members and stakeholders to outline our initial findings following review to ensure the various elements currently impacting on homelessness and housing need are clearly laid out and understood.
- 5.4 Present a survey monkey to all members and stakeholders to enable responses to the identified needs and proposals for the way forward to be commented upon.

- 5.5 Present a public survey monkey seeking feedback on the areas of need and proposed solutions to be publicised through social media.
- 5.6 Reach out directly to households with lived experience of homelessness to complete the survey monkey with an officer.
- 5.7 Publication of the final draft of the document to be approved by members in April 2022.

Part 2 – Contribution to the Purchase of Housing First Properties and purchase of family size temporary accommodation

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1. Executive Summary

- 1.1. The Council has successfully bid for £250,000 of capital funding from the then MHCLG (Department for Levelling Up Housing and Communities DLUHC) towards the purchase of 4 one-bedroom properties for Leap Pad accommodation for rough sleepers. A further bid of £53,706.40 for 0.8 of the associated Support Worker role for the years 2022-2024 has also been successful.
- 1.2. These funds were awarded on the proviso that the Council is able to fund up to £400,000 in matched funding towards the property purchases making a total of £650,000.
- 1.3. The matched funding is recommended to be funded from the Capital Receipts Reserve.

2. Background

- 2.1. On the 14th December 2017, a report was brought to full Council requesting approval to dispose of 3 properties owned by the Council under the Shires Scheme. These properties were no longer the best use of the Council's investment as they did not meet the needs of the homeless households they were intended to house. The unanimous decision agreed was *that authority be delegated to the COP lead (assets), in consultation with the section 151 officer and the Leader of the Council any future disposal of properties if assessed as appropriate, with the funding being reinvested in more appropriate accommodation*
- 2.2. The sale of these properties was completed in August 2021 and the total amount raised was £786,000.

- 2.3. The existing housing crisis has led to significant shortages in affordable housing across the area. This is leading to longer stays in temporary accommodation for all households waiting for suitable long term housing including single households, couples and families. The result is a requirement for additional accommodation for use as temporary and medium-term accommodation across the district.
- 2.4. The housing shortage, combined with the Government target to end rough sleeping has had a significant impact on the services the Council is able to deliver to people sleeping rough, or at risk of sleeping rough, in the South Hams.
- 2.5. Over the last 4 years the Council has worked hard to deliver a more holistic service for rough sleepers including more proactive outreach work, more intensive support and more accommodation options. This has resulted in consistently low rough sleeper numbers in our last 3 official yearly government estimates of 1 rough sleeper. This number does fluctuate and in the last few months this number is slowly increasing with the monthly estimate currently standing at 3.
- 2.6. The Outreach Team's record of assisting rough sleepers to access accommodation is very high with 21 rough sleepers or people at high risk of rough sleeping being accommodated in the last 2 years. However, with little to no move-on options available for these customers, maintaining them in accommodation has become increasingly challenging.
- 2.7. The Council has a service level agreement ("SLA") with LiveWest to deliver 4 Housing First properties. However, due to the low number of one-bedroom properties becoming available they have not yet been able to deliver any properties. We will continue to work with LiveWest to this end, but realistically this SLA is unlikely to deliver any properties. Therefore, the opportunity to bid for the funding to help meet this need was one the Council was eager to take advantage of and the success of that bid, subject to member approval, will allow the Council to help vulnerable single households in the long-term.
- 2.8. The identified need is for a minimum of 4 one bedroom properties for rough sleepers or people at high risk of rough sleeping who have a local connection to the South Hams. The properties would also be required to be ring-fenced for the use of homeless households for at least 40 years.
- 2.9. The housing crisis has also impacted families and couples and with both property purchase prices and private rented prices rising significantly. This has led to people on low incomes struggling to meet their housing needs in the private rented sector and the low levels of social housing is not sufficient to bridge this gap. This means that the Council has seen an increase in the length of time that families are needing to spend in temporary accommodation rise and put additional pressure on the Council's temporary accommodation stock.

- 2.10. The identified need for temporary accommodation to meet the needs of larger households is at least 2 additional units of accommodation suitable for family use.

3. Outcomes/outputs

- 3.1. The Executive is asked to agree the funding of up to £400,000 for the provision of 4 units of medium-term accommodation and support for rough sleepers or people at high risk of rough sleeping.
- 3.2. The Executive is asked to approve the use of the remaining funding (£386,000) from the previous sale of property for the purchase of a minimum of two further family homes.

4. Options available and consideration of risk

4.1. Option 1

Continue with the plans laid out in the successful bid by agreeing the requested finance of up to £400,000 to be combined with the agreed funding from the MHCLG of £303,706.40 (made up of £250,000 capital contribution and £53,706.40). The provision of the 4 Leap Pad properties and the associated support will enable the Council to assist the rough sleepers currently in Temporary Accommodation to access medium term accommodation specifically designed to enable them to move on into long term sustainable homes.

Purchase a further two (minimum) family size homes to ensure families experiencing homelessness can access suitable quality temporary housing. The capital receipt remaining following the investment of up to £400,000 will be a minimum of £386,000.

Risks

This is a significant financial outlay for the Council and the property market in the South Hams is currently very buoyant. There is a risk property prices could drop and therefore reduce the value of the assets purchased. However, these properties must be ring-fenced for use for homeless households for a period of at least 30 years and it is therefore a long-term investment. Over this period it is unlikely the market would move in a way that would mean the properties are an unsound investment.

It is also noted that there is no guarantee of success in acquiring the properties before the end of March 2022, given the lack of suitable accommodation on the market. The Head of Assets and the Head of Housing are working closely to try and minimise this risk.

4.2. Option 2

Return the funding to DLUHC and continue to work with LiveWest in the hopes that they may be able to provide accommodation in the future.

Continue to use B&B accommodation for families awaiting suitable accommodation vacancies.

Risks

If the accommodation options remain as they are, it is likely that the number of rough sleepers and related street activity will continue to rise. The people currently accommodated in Temporary Accommodation are likely to return to the streets as maintaining Temporary Accommodation is challenging. The associated cost of rough sleeping to the District in terms of policing and health care are likely to rise.

5. Proposed Way Forward

- 5.1.** That the Executive recommend that the full £786,000 raised from the sale of the three properties (capital receipts) is combined with the £250,000 capital award and is made available for the purchase of 4 one bedroom properties and 2 two bedroom family sized homes.

Part 3 – Housing Project Update

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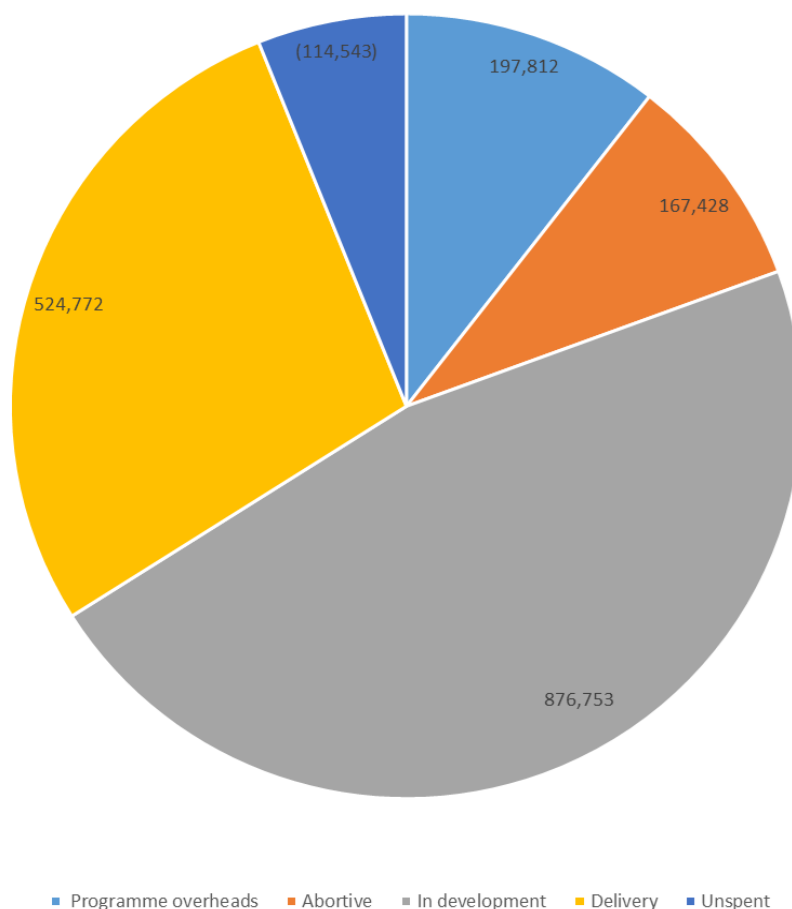
1. Introduction

- 1.1. This report provides an update on the spending of the £1.88 million of Community Housing Fund, a Government initiative which allocated funding to local authorities with a high proportion of second homes in 2017, to support affordable housing.
- 1.2. The Council has actively partnered with communities to bring forward housing projects to respond to demonstrable housing need.
- 1.3. A pipeline of projects was developed to support the delivery of homes accessible to those with local connections where market housing, either to purchase or rent is beyond reach. In turn supporting the vitality and sustainability of local communities.
- 1.4. In September 2020, a review of the Community Housing Programme was undertaken. The review looked to ensure viability of each project contained within the programme and included an internal review of the planning position, business case, viability and buildability of each project, to establish which projects would be progressed.

- 1.5. Furthermore, the Head of Assets has bought the entire project management and delivery of the housing project pipeline in-house to ensure greater visibility, accountability and risk management. Consultants are only instructed to undertake specific tasks on a project by project basis.
- 1.6. This has resulted in a targeted approach to delivery of housing projects within the pipeline, with prioritisation given to significantly advanced projects or those with critical path delivery items, to advance them through to the delivery phase.
- 1.7. This prioritisation has included the ceasing of works on projects which are currently recognised as non-deliverable on the basis of viability or risk. Equally, where there is not a demonstrable need or the project is not supported through planning policy, project work has ceased. In some cases, work will be reinstated if this position changes.
- 1.8. The following report provides an update on the remaining Housing Project pipeline to give clarity as to what projects are:
- In Delivery,
 - Ceased or,
 - In Development
- 1.9. To date, the financial position is as follows:

Unspent	£115k
Delivery (inc. 3 rd party grants)	£525k
In Development	£877k
Programme Overheads	£197k
Abortive (ceased works)	£167k
TOTAL	£1,881k

Housing Programme Costs Breakdown



- 1.10. As originally reported to Members, once each project reaches the delivery phase, the monies spent from the Community Housing Fund, will be reimbursed. This is demonstrated in both the St Anns Chapel and Dartmouth projects.
- 1.11. These monies will be used to further progress the housing projects within the pipeline set out below. Currently, costs to be reimbursed through the schemes in delivery phase are circa £350k.

2. Project by Project Update

2.1. In Delivery

- **St Anns Chapel**

Members will be aware of the recent full Council decision made on the St Anns Chapel project in November 2021.

- **Dartmouth**

The Council own the freehold to land at Davis Road, Dartmouth. The freehold is subject to a long lease to Townstal Community Hall Association (TCHA).

A planning application was submitted on part of this land and in 2019, permission was granted (ref 2186/19/FUL) for the erection of 4, 1-bedroom flats of modular construction.

Following the surrender of a lease (part only) by TCHA, the Council will transfer ownership to Dartmouth United Charities (DUC), a local affordable housing charitable trust to deliver the affordable housing.

Required legal documentation is being prepared with a view to the land transfer being completed by March 2022. On land transfer, development costs incurred to date by the Council will be reimbursed by DUC.

- **Grant Funding**

In the financial year 2017/2018 a grant of £190k was made to Transition Town Totnes CLT for their housing project in Clay Park, Dartington. The CLT have submitted two connected planning applications that are in consultation. One is to vary the conditions of the existing planning consent for 31 units to change its footprint and the other is to add the 8 houses required to make the scheme financially viable. The application to vary the existing consent is 1393/21/FUL, and the full new application 1392/21/FUL is for the eight new ones.

2.2. In Development

- **South Brent**

The Council has been working in collaboration with the South Brent Community Land Trust (SBCLT) to progress the development of 12 affordable custom build units and 5 open market units to cross subsidise the affordable housing.

The project has a complex mix of elements, many of which have now been secured including:

- Land - the Council exercised its option to purchase the land for the development in January 2020,
- Planning - on 5th November 2021, Dartmoor National Park Authority resolved to grant planning consent (originally resolved to grant in 2019 but following a Judicial Review went back to committee),
- Grant Funding - Homes England (HE) Infrastructure Grant of £400,000 approved. Additional application to be submitted under the new Homes Programme 2021-26

However, there have been a number of challenges including:

- Contract – Despite a Letter of Intent (LOI) being issued to a contractor with a view to entering a full construction contract, they had concerns in relation to contract delivery and ultimately, the contract was not entered into,
- SBCLT Funding - the SBCLT have previously been unable to secure the necessary funding to progress the scheme.

Work is ongoing to secure the HE Infrastructure Grant before its expiry in March 2022. Alongside this, options are being considered in relation to funding and delivery routes to secure development of the whole project.

- **Brixton**

The Council own a flat area of land with good connection to services at Steer Point Road in Brixton.

Housing need is well established and development of affordable housing supported by the local community. As such, a planning application has been developed for delivery of 6 units. Currently, options for delivering a 100% affordable rent scheme with retention of the units by SHDC is being considered.

This tenure overcomes an issue in relation to the land title which has been identified and addresses the need identified by the housing crisis.

- **Ropewalk, Kingsbridge**

The Council own land at Ropewalk, Kingsbridge allocated within the JLP for housing. However, access to the site is challenging and therefore, it would be expensive to develop in this location.

Housing need is well established however and a full planning application has been developed for the delivery of a modular housing scheme, consisting of one-, two- and three-bed units.

In 2020, a planning application was submitted for a development of 8 open market units and 7 affordable units which met the minimum JLP requirements for affordable housing provision.

Following concerns raised in relation to the amount of affordable housing proposed, the application was placed on hold to allow further consideration of the maximum affordable housing provision, dependant on viability and funding available.

- **Former DDC Building Site, Kingsbridge**

The Council own the previous Devon County Council Training Building at Ropewalk, Kingsbridge.

Following a public consultation a number of housing layouts were identified and viability was assessed. Housing need is well established in Kingsbridge and consultation with the community is ongoing to look at possible solutions. Currently, modular housing options are being explored.

- **Thurlestone**

A site has been identified within Thurlestone parish (Bantham) which can support about 6 units.

A revised housing need survey is ongoing to understand the current need. Consideration will then be given to the proposed housing tenure i.e. shared ownership and/or affordable rent.

Discussions are ongoing with the Parish Council and the landowner, who both remain supportive of the scheme.

It is intended, a pre-planning application will be progressed in due course.

2.3. Ceased

- **Modbury**

The Council took on two roles in assisting the Modbury Neighbourhood Plan Group (MNPG) in the preparation of the Modbury Neighbourhood Plan. Firstly, to assist in the process as required by statute and central government guidance. Secondly, the development of a community housing scheme at the Ayleston Park site, proposed as a substitution site for the 40 dwellings already allocated at Penn Park.

The Council appointed consultants to undertake initial scoping works on the Ayleston Park site. These included preliminary assessment of required infrastructure works, some early layout work to identify site capacity, early stage ecological assessments, heritage constraint assessments and a high level viability analysis.

As these investigations progressed, it became apparent the heritage constraints would prevent the construction of the 40 dwellings required for the Ayleston Park site to be a suitable substitution site for the already allocated Penn Park development. The MNPG was notified of this in March 2021.

Whilst a smaller scale, affordable-led scheme on the site identified in the Modbury Neighbourhood Plan may be achievable, this is not in line with the MNPG's objective to substitute the Penn Park allocation and the Council's work to further progress the site has therefore ceased.

Since March, our role has been purely to offer the MNPG the support of our Neighbourhood Planning Officer as and when necessary. To assist the MNPG, all information and assessment work undertaken to date by the Council have been made available to them.

- **East Prawle**

In October 2019, a housing need assessment identified a need for affordable homes to meet the needs of East Prawle, South Pool and East Portlemouth.

A site was identified on the edge of the village (ex-RAF camp field) and scoping works commenced. These included preliminary assessment of required infrastructure works, ecological assessments, heritage constraint assessments and a high level viability analysis.

An option was negotiated and secured on the land, but not exercised.

If the site is to be developed an additional call for sites process would be required. The decision to do this sits with the Neighbourhood Plan Group and Parish Council.

3. Cost breakdown by scheme (Spend to date at November 2021)

Project	Spend (£)
South Brent	480,273
St. Ann's Chapel	318,229
Stoke Gabriel	25,182
Modbury	36,550
Brixton	127,895
Kingsbridge	238,154
Dartmouth	14,543
East Prawle	105,696
Thurlestone	25,610
Grant funding (£190,000 Transition Town Totnes CLT and £2K Tenants Incentive Scheme)	192,000

3.1. The table above shows the costs spent on projects to date (as at November 2021).

4. Proposed Way Forward

Members are invited to note the ambitions of the existing project pipeline. Decisions will come through the Executive and onto full Council for decision, as appropriate.

Projects represent part of our response to the Housing Crisis and they will be considered, prioritised and come forward accordingly, through collaboration with the Head of Housing and Head of Assets to best address the need.

Part 4 – O&S Recommendations

- 4.1. The report titled "Response to the Housing Crisis" was referred on to Over View and Scrutiny Committee on the 4th of November. Minute Reference O&S.33/21 resolved the following.
- 4.2. That the O&S Committee welcomed and supported the Executive's response in addressing the housing crisis and commented on the report as follows:
 1. *The ambitious programme for tackling the housing crisis warrants the employment of a full-time project management & delivery officer dedicated to ensuring that the measures proposed are implemented without delay. It is recommended that the cost of the employment of a housing emergency officer be allowed for in the 2022/23 budget and beyond. If possible, funds be allocated to enable the officer to commence employment before the commencement of the next municipal year.*
 2. *Strongly supports the priority of engagement with the town and parish councils and local Members to establish a means of locating sites within their area that can be mutually supported for development of affordable housing. This should start with sites that have the benefit of some feasibility work. To assist officers in this process a politically balanced Members' working group, and an all member workshop, will be held at the soonest opportunity to discuss possibilities within wards and the wider district. These to be set up and report back to the Executive on a regular basis.*
 3. *The housing crisis programme include a provision for the Council to encourage and assist in the formation of further Community Land Trusts in South Hams for the provision of affordable housing and based on the model of the Cornwall Community Land Trust*
- 4.3. Having discussed this with the Leader and the Executive, it is recommended that a Task and Finish Group is formed to support the Housing Crisis response.
- 4.4. It should: Undertake a review of other local authorities that have successfully increased the delivery of affordable housing (directly and indirectly) within their boundaries and share best practice.
- 4.5. This member led and resourced group should report back to the Executive at the end of February with its findings.
- 4.6. Furthermore, the Head or Paid Service and the Executive will continue to ensure that sufficient resource is made available to support the Housing Crisis response.
- 4.7. With respect to comment 2 above, the Executive are advised that a letter has been drafted and circulated to all Town and Parish Councils, asking for engagement over future sites.

4.8. The Executive are further asked to note that support for CLT groups is available through the housing team and will continue to be made available. The CLT group at Newton and Noss and Harberton are examples where we have provided such support to CLT groups.

5. Implications

Implications	Relevant to proposals	Details and proposed measures to address
Legal/Governance	Y	<p>Part 1 - The Homelessness Act 2002 places a duty on local authorities to review homelessness, and the influencing factors that cause homelessness, and to develop a strategy that addresses the findings of the review.</p> <p>Part 2 - The local authority has a statutory duty to provide suitable temporary housing for families. It is unlawful to keep a family in B&B for longer than 6 weeks.</p> <p>Part 3 – Project pipeline to be progressed further to consultation with the Housing Project Programme Board. The procurement of any works or services will comply with the Council’s Contracts Procedure Rules</p>
Financial implications to include reference to value for money	Y	<p>Part 1 It is important to note that Local Authorities still receive a prevention of homeless grant from central Government. As most of the actions are designed around homeless prevention and early intervention, the larger costs of temporary accommodation and rehousing will wherever possible be negated. This by far not only offers the best service for the customer but is the most efficient in terms of the Local Authority.</p> <p>Part 2The financial implications are set out in paragraph * of the report.</p> <p>Part 3 The Council does not have the ability to borrow in advance of need. Any borrowing decisions required to facilitate the project programme are to approved through Council as required and made in line with the Council’s adopted Treasury Management Strategy and Affordable Borrowing Limits.</p>
Risk	Y	<p>Part 1 - It is a statutory requirement to have a current Homelessness Strategy. Failure to produce one would need to be explained to the DLUC.</p> <p>Failure to consult effectively on the content of the Homelessness Strategy could result in poor quality ill-informed goals</p> <p>Lack of consultation with stakeholders is likely to result in poor engagement with these services</p>

		<p>when trying to deliver partnership projects. This will have a negative impact on outcomes for those facing homelessness and housing need.</p> <p>Part 2 - It is a significant financial outlay committed for 40 years. There would be a reputational risk should rough sleeping numbers increase and the perception being that the Council is not responding to the need. Significant support and close management will be required to minimise the risk to communities caused by tenants with high support needs.</p> <p>Part 3 - As projects progress through the development, risk registers will be developed to identify and manage these as appropriate.</p>
Supporting Corporate Strategy	Y	Corporate Priority for Homes: Better homes enabling better lives
Climate Change - Carbon / Biodiversity Impact	Y	Where possible all consultation will be conducted via Teams or Zoom to minimise travel. Survey monkey will be used to reduce the need for paper consultation surveys.
Comprehensive Impact Assessment Implications		
Equality and Diversity	N/A	
Safeguarding	Y	<p>Part 1 - As the Homeless Strategy concerns work with very vulnerable people and one of the priorities is around Health and Wellbeing, the corporate safeguarding policy will underpin the work of officers who regularly work with homeless households.</p> <p>Part 2 - There are significant safeguarding risks associated with those rough sleeping and/or engaging in chaotic behaviours. High levels of support and commitment from partner agencies is in place to mitigate this risk.</p> <p>Part 3 - the projects address housing need within the locality of each development to provide necessary housing.</p>
Community Safety, Crime and Disorder	Y	<p>Part 1 - Devon & Cornwall Police will be invited to contribute to the development of the strategy and will remain significant partners during the delivery of relevant actions in the action plan.</p> <p>Part 2 - Reduction in rough sleeping has been evidenced to correlate with a reduction in Antisocial behaviour, Crime and Disorder. Our outreach</p>

		workers work in close partnership with the police who consistently provide positive feedback regarding the impact that this work is having on the street culture in Totnes Part 3 –There are no implications for health, safety and wellbeing
Health, Safety and Wellbeing	Y	Part 1 - The prime concern for the Strategy is around tackling and preventing homelessness which in turn is designed around improving the health and wellbeing of people living in the area. Part 2 - High levels of support and commitment from partner agencies is in place to mitigate this risk. These include, Adult services, Mental Health Services Together(Alcohol recovery) and police Part 3 – There are no implications for health, safety and wellbeing
Other implications		

Supporting Information

Appendices:

Appendix 1 – Review of Homelessness Strategy 2017-22

Background Papers:

Consultation & Engagement strategy

Corporate Strategy