

Report for: Cabinet - 6th February 2024

Title: Acceptance of GLA Single Homelessness Accommodation Programme (SHAP) grant funding to acquire 10 Homes.

Report

authorised by: David Joyce, Director of Housing, Regeneration and Planning

Lead Officer: Robbie Erbmann, Assistant Director of Housing
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Ward(s) affected: All

Report for Key/

Non Key Decision: Key Decision

1. Describe the issue under consideration

- 1.1. This report recommends accepting grant of capital allocation of £2,011,642 to acquire 10 homes during 2024/25 from the Mayor's Single Homelessness Accommodation Programme (SHAP) and accepting revenue allocation for £1,007,468 to provide 3 years revenue funding to support 20 clients in a Housing First service.
- 1.2. The Forward Plan entry is amended to the wording above to reflect the additional revenue allocation.

2. Cabinet Member Introduction

- 2.1. We are committed to ending street homelessness in Haringey, and as a Council we undertake a range of bold and innovative work to try to achieve that objective. I'm delighted that we have secured more than £3 million in grant funding from the Mayor of London, enabling us to deliver high-quality supported accommodation so people can rebuild their lives after the trauma of having to sleep rough on our streets. We are one of only a few councils to have secured a grant in this funding round, and I am proud that this reflects the quality of our work with some of our most vulnerable residents.
- 2.2. If Cabinet agree to accept this grant, we will be able to acquire ten new homes for residents with experience of rough sleeping. We know that accommodation provision is more than just bricks and mortar, and that often people who have experienced rough sleeping may have additional complex

needs, therefore securing additional revenue grant funding to help set up and run a support service for the tenants of those homes is welcome.

2.3. People moving into these new homes will be moving on from our more intensive housing support services. Not only will this create a pathway for them towards independence and recovery, but it will also free up spaces in their previous accommodation for people with complex needs who are right now having to sleep on our streets.

2.4. We are pleased that the Mayor has recognised the urgency of the situation we face and our commitment to help those in the greatest need.

3. Recommendations

3.1. It is recommended that Cabinet:

3.1.1. In accordance with Contract Standing Order 17.1 and Contract Standing Order 9.07.1(d), approves the acceptance of Capital (£2,011,642) and Revenue (£1,007,468) grant funding from the Mayor's Single Homelessness Accommodation Programme (SHAP), the terms of which are summarised below in part 6.

3.1.2. Delegates authority to agree the final grant documentation and contracts to the Director of Housing, Planning and Regeneration, after consultation with the Director of Finance and the Head of Legal and Corporate Governance (Monitoring Officer).

4. Reasons for decision

4.1. The Council is committed to providing housing and support for vulnerable residents in the Borough. This decision is an important step in achieving that aim.

4.2. Accepting this grant is an opportunity to lever more funding into our programme - which will mean overall the council will be able to deliver more homes for rent.

5. Alternative options considered

5.1. The only alternative is not to accept the grant. Choosing that option will directly impact on the council's ability to purchase 10 homes and extend the service to 20 people, resulting in more people sleeping rough and / or staying in temporary accommodation at greater cost to Haringey.

6. Background information

- 6.1. The Mayor's Single Homelessness Accommodation Programme (SHAP) is a joint programme by the GLA and Department for Levelling Up, Housing and Communities (DLUHC).
- 6.2. The Single Homelessness Accommodation Programme has been developed to meet gaps in existing housing pathways and address currently unmet need. Capital funding is available for homes that will start and complete from April 2023 to the end of March 2025, and up to three years' of revenue funding is available to fund much-needed support to the Londoners who will move into these homes.
- 6.3. Haringey's services for residents with experience of rough sleeping/complex needs is at capacity. Due to the complexity of needs for this group on average residents spend 1-3 years in intensive housing prior to stepping down into less intensive/independent accommodation. The Housing First provision would allow those who are able, to move on, reducing risk of creating dependence and maximising use of intensive housing for those most in need.
- 6.4. The Council has been awarded a capital funding allocation of up to £2,011,642 to support the purchase and refurbishment of ten 1-bedroom homes that meet the grant criteria and suitability for the Housing First support model.
- 6.5. The funding conditions relate to achieving milestone dates ensuring a legal interest is secured in the properties and they are ready to let within agreed milestones from April 2024 to March 2025.
- 6.6. The Council has been awarded a revenue funding allocation of £1,007,468 which will support setting up and running a service for 20 clients for 3 years.
- 6.7. Revenue milestones are reflected in the setting up of the service, recruitment and taking on the first clients to work with the team. The revenue will pay for all aspects of staffing, office costs, training, and a personal budget to be used in the support of each of the people working with the service. Key Performance Indicators are also minimal, looking at the tenancy sustainment rate of people working with the service and reflecting the complexity of the cohort of people.
- 6.8. Grant conditions are shown in the GLA's template grant funding agreement attached as Appendices 1 and 2 and available online at <https://www.london.gov.uk/programmes-strategies/housing-and-land/increasing-housing-supply/funding-supported-and-specialist-housing>.

7. Contribution to the Corporate Delivery Plan 2022-2024 High level Strategic outcomes'

7.1. The proposal would help to help to meet the following High-Level Outcomes within the Council's Corporate Delivery Plan 2023 – 2024:

7.1.1. Theme 5 - Homes For the Future - Everyone has a home that is safe, sustainable, stable, and affordable.

Specifically, the intermediate outcomes that:

- An improvement in the quality of housing and resident services in the social rented sector. Whereby the properties to be acquired will undergo works to ensure they meet decent homes standards and energy efficient measures are undertaken where possible.
- There will be a co-ordinated and compassionate response for single adults who are facing homelessness

7.1.2. Theme 4 Adults Health and Welfare - All adults are able to live healthy and fulfilling lives, with dignity, staying active, safe, independent, and connected in their communities.

Specifically, the intermediate outcomes that:

- The service will support Tenancy sustainment and provide a move-on offer for people living in our hostel pathways.

and that

- there will be a decrease in rough sleeping in the borough.

8. Carbon and Climate Change

8.1. The acquisition properties will undergo void works that incorporate energy efficiency measures where required. As well as reducing the running costs for the tenants moving into these homes, the improvements will contribute to the council's net zero ambitions by improving the energy efficiency and sustainability of its stock.

9. Statutory Officers comments

9.1. Finance

9.1.1. The capital grant awarded of £2.01m for acquisition of 10 homes represent grant of £0.2m per unit, towards single homelessness accommodation scheme.

9.1.2. The acquisition of these homes, and its implication have been assessed within the HRA financial model.

9.1.3. Finance is satisfied that the acquisition of these homes, with this level of grant can be contained within the current HRA budget/MTFS.

9.1.4. The revenue grant awarded of £1,007,468, which represents funding to support 20 clients in a Housing First service, equates to grant per client per year of £16,791.13.

9.1.5. It is estimated that this grant will fund the cost of support services received by the clients over a period of 3 years.

9.1.6. There is a potential risk should the revenue grant not be extended beyond 3 years. This risk is however low and can be managed via the annual strategic resources review.

9.2. Procurement

9.2.1. Strategic Procurement note the contents of this report and confirm Contracts Standing Order 17.1 requires approval of Cabinet to accept grants of £500,000 or more from external bodies.

9.2.2. Strategic Procurement confirms there are no procurement related matters preventing Cabinet from approving the Recommendation stated in paragraph 3 above.

9.3. Head of Legal & Governance (Oliver Higgins, Principal Lawyer)

9.3.1. The Head of Legal and Governance (Monitoring Officer) has been consulted in the preparation of this report.

9.3.2. Pursuant to CSO 17.1 and CSO 9.07.1(d) Cabinet has the power to approve receipt of the grant referred to in the recommendations in the report.

9.3.3. The Head of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet approving the recommendations in the report.

9.4. Equality

9.4.1. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and those people who do not
- Foster good relations between people who share those characteristics and people who do not.

- 9.4.2. The three parts of the duty applies to the following protected characteristics: age disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 9.4.3. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.4.4. As part of the council's Rough Sleeping Strategy (2023 – 2028) a comprehensive Equalities Impact Assessment was carried out to help identify how these groups of people in Haringey compared more broadly to the average across all the data collected on Combined Homelessness and Information Network (CHAIN).
- 9.4.5. The decisions in this report are designed to accept a grant through the SHAP Housing First, which will put in place appropriate financial arrangements to support the ongoing acquisitions programme and to deliver the Housing First support service. This will help to increase the supply of homes which are genuinely affordable to residents by delivering additional council-rented homes.
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- 9.4.7. The decisions in this report are designed to accept a grant through the SHAP Housing First, which will put in place appropriate financial arrangements to support the ongoing acquisitions programme and to deliver the Housing First support service. This will help to increase the supply of homes which are genuinely affordable to residents by delivering additional council-rented homes.
- 9.4.8. Additionally, it is noted there are no negative impacts on those with protected characteristics expected from these decisions.

10. Use of Appendices

- 10.1. Appendix 1: Template -SHAP Capital Grant Agreement (LA version)
- 10.2. Appendix 2: Template -SHAP Revenue Grant Agreement
- 10.3. Appendix 3: Grant funding outcome letter dated 15th November 2023 (This is exempt under section 12a of the Local Government Act 1972, in particular paragraphs 3 and 5).

11. Background papers

11.1. There are no background papers for this report

12. External Links:

12.1. Grant conditions are shown in the GLA's template grant funding agreement attached as Appendices 1 and 2 and available online at <https://www.london.gov.uk/programmes-strategies/housing-and-land/increasing-housing-supply/funding-supported-and-specialist-housing>

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