

Business Planning / MTFs Options 2019/20 – 2023/24

Ref: HO1

Title of Option:	Temporary Accommodation Reduction Plan		
Priority:	Housing	Responsible Officer:	Alan Benson
Affected Service(s):		Contact / Lead:	Alan Benson

Description of Option:

- *What is the proposal in essence? What is its **scope**? What will **change**?*
- *What will be the impact on the Council's objectives and outcomes (please refer to relevant Corporate Plan 2015-18 objectives and outcomes, and Borough Plan Evidence Packs)*
- **How does this option ensure the Council is still able to meet statutory requirements?**
- *How will the proposal deliver the benefits outlined?*

[Proposals will be mapped to the new Borough Plan Priorities/Objectives/Outcomes as they emerge – please take account of any likely changes when framing proposals]

Background

The Council has a statutory duty to provide temporary accommodation (TA) to households who have been accepted as Statutorily Homeless until they can be discharged, usually through an offer of settled accommodation.

Haringey has just under 3,000 households in such accommodation including around 2,600 placed in private sector accommodation. The costs of these properties is, in most cases, significantly in excess of the Local Housing Allowance (the maximum amount of Housing Benefit which can be claimed in the private rented sector) and so the council is required to subsidise these properties to ensure that they are affordable to these households. The current budget for this in the MTFs is £7.1 million per annum.

Proposals

The proposals to reduce this cost are contained in the Temporary Accommodation Reduction Plan. These proposals include initiatives to prevent homelessness, to improve the economic position of those who are in temporary accommodation and to help people move on – with the revenue costs of these covered by the Flexible Homelessness Support Grant. They also include proposals to increase the supply of lower-cost temporary accommodation through a new Purchase Repair & Management Joint Venture Partnership and capital investment in a new Community Benefit Society.

However please note that due to the additional costs incurred due to unforeseen works at BWF, it may not be possible to meet the projected savings. Other options are currently being scoped in order to ensure savings are met.

1. Financial benefits summary					
2018/19 Service Budget (£'000)					
Savings	2019/20	2020/21	2021/22	2022/23	2023/24
<i>All savings shown on an incremental basis</i>	£000s	£000s	£000s	£000s	£000s
Existing Budget	£7,100	£6,180	£5,472	£4,899	£4,899
Proposed net expenditure after savings	£6,180	£5,472	£4,899	£4,899	£4,899
Savings	£920	£708	£573	£0	£0

Impact / non-financial benefits and disbenefits
<p>What is the likely impact on customers and how will negative impacts be mitigated or managed? <i>List both positive and negative impacts. Where possible link these to outcomes (please refer to relevant Corporate Plan 2015-18 objectives and outcomes)</i></p>
<p>Improved temporary accommodation offer for homeless households, with properties meeting agreed minimum standards at an LHA rent. The quality of service will also improve, as housing services will be provided by a housing association or Homes for Haringey, rather than by the often unreliable arrangements put in place by private landlords.</p>
<p>What is the impact on businesses, members, staff, partners and other stakeholders and how will this be mitigated or managed? How has this been discussed / agreed with other parties affected? <i>List both positive and negative impacts.</i></p>
<p>Reduced reliance on private landlords. Depending on exact arrangements, Homes for Haringey may provide housing management services to more homes.</p>
<p>How does this option ensure the Council is able to meet statutory requirements?</p>
<p>The Council has a statutory duty to provide temporary accommodation (TA) to households who have been accepted as Statutorily Homeless until they can be discharged, usually through an offer of settled accommodation. This will allow us to achieve this duty for less money and provide better quality accommodation.</p>

Risks and Mitigation			
<i>What are the main risks associated with this option and how could they be mitigated?</i>			
Risk	Impact	Probability	Mitigation
	H/M/L	H/M/L	
See attached detailed Risk Register for the Housing Delivery Companies programme.			