

**Report to:** Cabinet

**Date of Meeting:** 17 July 2017

**Report Title:** Flexible Homelessness Support Grant Expenditure

**Report By:** Andrew Palmer

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### **Purpose of Report**

To advise members of changes in the way that Central Government funds temporary housing for homeless households and detail the expenditure planned for the Flexible Homelessness Support Grant during 2017/18 and 2018/19.

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### **Recommendation(s)**

That the new Flexible Homelessness Support Grant is committed in support of the proposals outlined in the report and to authorise the Assistant Director of Housing & Built Environment, in consultation with the Chief Finance Officer and Lead Member for Housing, to approve variations to the budget which might occur in response to legislative changes and housing needs over the funding period.

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### **Reasons for Recommendations**

A new Flexible Homelessness Support Grant (FHSG) has been awarded to Local Authorities by the Department for Communities and Local Government (DCLG) to help cover the additional costs associated with temporary housing costs for homeless households. This ring fenced grant is finite and fixed for a period of two years covering 2017/18 and 2018/19. It can be applied flexibly for prevention activity and interventions that will help minimise the impact of additional accommodation costs on authorities.

The new funding model replaces the demand led Temporary Accommodation Management Fee (TAMF) previously paid by the Department for Works and pensions (DWP) and administered by Housing Benefit departments. This fee helped bridge the gap between standard Housing Benefit payments and the additional costs associated with the use of temporary accommodation for homeless households. In applying the new funding model the Government is seeking to encourage Councils to prioritise homeless prevention measures. This will provide Councils with a means of controlling and reducing future expenditure on temporary housing solutions which have a high cost, such as the extended use of commercial Bed & Breakfast accommodation.

The changes in funding should be viewed within a context of rising levels of homelessness and rough sleeping both nationally and locally. This is resulting in significant increases in service demand and is hampering the ability of Councils to achieve successful homelessness preventions. The reasons for increasing numbers of

people presenting as homeless are complex; however, they are driven by a lack of affordable housing in both the private and social sector, alongside a lack of adequate financial support to enable some low-income households to attain or retain suitable accommodation for their needs.

## Introduction

1. The number of homeless applications received by the Council has risen by 120% since 2013/14.

	2013/14	2014/15	2015/16	2016/17
<b>Homeless Applications</b>	263	350	499	579

2. In addition, the number of rough sleepers estimated to be sleeping rough on any one night has risen by 73% over the same period.

	2013	2014	2015	2016
<b>Rough Sleepers</b>	15	12	16	26

3. Across the South East there is a significant and growing shortfall in the availability of genuinely affordable accommodation for those who are least able to afford it. The introduction of the Welfare Reform agenda in 2012 and subsequent Welfare Reforms in 2016 has led to a significant reduction in the incomes of benefit dependant and low income households. The key challenges facing those trying to access accommodation are:

- Increased competition for private rented accommodation resulting in higher rents and greater reluctance from Landlords to take on higher risk tenants
- Reduced vacancies and higher rents in Social Housing
- Lower levels of new Social Housing supply, particularly at affordable rents
- Lower levels of welfare benefit support

4. The Government is concerned about the rise in homelessness seen nationally and has introduced the new Flexible Homelessness Support Grant (FHSG). The grant has been introduced as a means of containing public expenditure and to provide Local Authorities with a degree of certainty in terms of what support can be provided to those who approach Councils in order to access emergency accommodation. The ring-fenced annual grant is intended to enable Councils to work more flexibly in terms of prevention and achieve more with the money it receives from Government. Councils are encouraged to direct resources towards the prevention of homelessness while still being able to meet the costs of accommodating households in temporary B&B accommodation. HBC has been awarded the following over the next two financial years:

2017/18 - £451,579.74

2018/19 - £519,586.35

5. A Government announcement which accompanied the allocation of the FHSG outlines the principle aims and objectives for the funding:

*‘Under the existing “temporary accommodation management fee”, funding can only be used for expensive intervention when a household is already homeless, rather than on preventing this happening in the first place. The new grant will empower councils with the freedom to support the full range of homelessness services. This could include employing a homelessness prevention or tenancy support officer to work closely with people who are at risk of losing their homes’*

6. It remains unclear what funding model will be in place beyond 2019 or at what level this funding is likely to be.

## Homelessness Reduction Act

7. A new Homelessness Reduction Act is scheduled for implementation in April 2018. This Act will place additional duties on Housing Authorities to provide more support in the form of personalised plans and undertake resource intensive homelessness applications earlier in the eviction process. The Government has pledged to provide £61 million for Local Authorities in England over 2017/18 and 2018/19 to support the implementation of the Act; however, there is widespread concern exposed by the Local Government Association (LGA) and others that the proposed funding will be insufficient to meet the new responsibilities.
8. While it is difficult to quantify the full impact of the new duties within the Act; unless sufficient additional resource is forthcoming the impact upon Local Authority Housing Services could be significant.

## Increased Service Demand

9. It is widely acknowledged that there is a link between the relatively poor supply of new homes and the inability of many households, particularly first time buyers, to purchase a home. Whilst for some more mobile households renting may be a lifestyle choice, it seems clear that many more are doing so because their access to deposits and mortgages is insufficient to meet the cost of a new home.
10. As a consequence there has been a marked increase in the number of households renting privately and this additional demand has driven-up rents beyond the means of many of the lowest income households. This trend is not unique to Hastings but is exacerbated locally by lower than average earnings and relatively high levels of benefit dependency relative to wealthier areas of the South East.

Average property price	2014	2015	2016	2017	% Increase
1 Bed Prices	85,186	84,854	97,159	116,622	37%
2 Bed Prices	150,262	168,512	177,528	197,371	41%
3 Bed Prices	179,689	196,367	219,038	236,833	38%
4 Bed	249,823	273,459	300,149	334,880	42%

<b>Prices</b>					
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HomeTrack Analytics April 2017

<b>Average rent price</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/7</b>	<b>% Increase</b>
<b>1 Bed Prices</b>	£466	£566	£662	42%
<b>2 Bed Prices</b>	£643	£696	£748	16%
<b>3 Bed Prices</b>	£819	£869	£929	13%

HomeTrack Analytics April 2017

**Current LHA rate:** 1 bed (£398.88); 2 bed (£521.25); 3 bed (£693.12)

### Reasons for Homelessness

11. Appendix A outlines in detail the reasons given by households for their homelessness between 2014/15 and 2016/17. The table below summarises the 'Main reason for homelessness' which have increased the most over the period.

<b>Main Reason for Homelessness</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>% Increase</b>
<b>Loss of rented or tied accommodation due to: Termination of assured shorthold tenancy</b>	66	117	115	74
<b>Other relatives or friends no longer willing or able to accommodate</b>	52	76	98	88
<b>Parents no longer willing or able to accommodate</b>	42	67	92	119
<b>Violence : Violent breakdown of relationship, involving partner</b>	21	37	56	167
<b>Non-violent breakdown of relationship involving partner</b>	30	35	40	33

12. The table shows that the reasons for homelessness which have increased most significantly fall into three broad categories: loss of private sector rented accommodation, relationship breakdown alongside friends or family no longer being willing to accommodate.

13. It is possible to evidence the impact of increased service demand on the ability of the Housing Options team to sustain a high level of homelessness preventions, relative to the number of homeless applications received. As resources have been reduced over the period and demand rises, the number of preventions achieved by the Housing Options team has fallen by **36%** from 662 in 2014/15 to 426 in 2016/17. This fall in the number homelessness preventions achieved has occurred within a period where the number of people presenting at risk of homelessness has increased.

## Bed and Breakfast

14. The total number of B&B placements made since 2010/11 has risen significantly as the number of homeless applications has increased. This increase is reflected in the number of placements within B&B at the end of the financial year, which has risen by **354%** from **13** to **59** between 2010/11 and 2016/17. Further evidence can be found in the fact that during 2015/16, 250 separate B&B placements were made which rose to 316 placements in 2016/17.
15. It is also important to note the increased length of time for which placements are staying within B&B, which adds to the net cost of a placement. The average length of a placement in 2015/16 was **46** days which increased to **53** days during 2016/17, an increase of **15%**.
16. Since 2015/16 there has been a fall in the amount of Housing Benefit (HB) received in proportion to the cost of accommodating households in B&B. The fact that HB pays a flat rate of £142.85 per room for annexe accommodation, regardless of the number of individuals occupying that room, means that the Council receive significantly less HB income for larger households who cost more to accommodate.
17. A more detailed look at the number of larger and more expensive households being accommodated in B&B during 2016/17 confirms an increase of **68%** from **63** in 2015/16 and **92** during the same period in 2016/17.

2015/16 Q1 – Q3					
Family +1	Family +2	Family +3	Family +4	Family +5	Total
28	22	5	5	3	<b>63</b>
2016/17 Q1 – Q4					
Family +1	Family +2	Family +3	Family +4	Family +5	Total
58	18	11	2	3	<b>92</b>

18. Another factor to consider is the fall in the number of Lets made to Social Housing with the number of Lets made falling by **158%** between 2015/16 and 2016/17, from 415 to 262.
19. This combination of factors has led to an increase in the net cost of accommodating households in B&B accommodation since 2015/16:

	2013/14	2014/15	2015/16	2016/17
B&B cost	£240,051.79	295,920.08	323,277.86	£543,911.48
Housing Benefit	<b>-£133,011.39</b>	<b>-£160,131.67</b>	<b>-£187,123.71</b>	<b>-£230,695.53</b>
Personal charge	<b>-£13,915.15</b>	<b>-£14,043.15</b>	<b>-£26,652.49</b>	<b>-£49,513.61</b>
<b>Total net cost</b>	<b>£93,125.25</b>	<b>121,745.26</b>	<b>109,501.66</b>	<b>£263,702</b>
% recouped	61%	59%	66%	51%

20. The significant rise in the net B&B spend during 2016/17 is not out of kilter with that experienced in many other Councils both regionally and more locally. Whilst there is

no one single driver for the increased use of temporary accommodation, the combination of factors outlined are not assisted by relatively low levels of affordable housing available for letting. **For example, within Hastings there were no new social housing units completed for letting during 2016/17**, compared to 43 in 2015/16 and 195 in 2014/15.

21. The figures also highlight that there has been a significant fall in the amount of Housing Benefit received in proportion to the cost of accommodating households from 66% in 2015/16, to 51% in 2016/17.

## Temporary Accommodation Management Fee (TAMF)

22. The payments received by Local Authorities (LAs) under the TAMF were demanded. The TAMF enhanced the standard 1 bedroom Housing Benefit rate for residents within temporary accommodation by £60 per week, per household. The TAMF was used by LAs to offset the cost of accommodating households in temporary accommodation which is self-contained, known as 'annexe accommodation'. **It is important to note that those households accommodated in traditional B&B accommodation or 'non-annexe' accommodation (i.e. with shared facilities) would not have been eligible for TAMF payments.**

23. In addition, the TAMF also funded the Social Lettings Agency, utilising the same formula. We are reviewing the future model of the Social Lettings Agency (SLA) under the new FHSG funding model and a report will follow to Cabinet which outlines proposals for the future of the scheme. There are no plans at present to expand the current scheme under the new FHSG funding model.

## Budget Shortfall 2017/18

### Annex Accommodation

24. An assumption has been made that the new Flexible Homelessness Support Grant (FHSG) will meet the shortfall left by the Temporary Accommodation Management Fee (TAMF). Therefore, it is necessary to estimate the level of shortfall that the TAMF is likely to leave within the Budget for 2017/18 and how much FHSG should be put aside to meet this shortfall.
25. The amount of TAMF income received by LAs is rolled-up within the overall Housing Benefit income received by the Council for accommodating households in **annex accommodation**. HBC has established that the TAMF accounts for 41.93% of the weekly payments received for households accommodated in annexe accommodation.
26. The Housing Options team are working with finance colleagues to monitor the Housing Benefit income and B&B costs for 2017/18. The current projections are based on the actual net spend on B&B during 2016/17; however, the 2017/18 budget is being kept under close review and will be amended to reflect changes in demand for B&B. While it is possible that the number and length of placements may reduce in 2017/18 (due to a higher number of social housing completions being forecast) it is possible that these could increase.

27. The Housing Benefit team report that the total amount of Housing Benefit received for annexe accommodation in 2016/17 was £165,500. The amount of Temporary Accommodation Management Fee (TAMF) received in 2016/17 was £70,000. The £70,000 figure has been calculated by applying 41.93% to the total amount of Housing Benefit received for 2016/17 (£165,500).

28. The amount of grant which will be put aside to meet the shortfall left by the TAMF has been set at **£80,000** for 2017/18. The proposal is to set aside a level of FHSG for 2017/18 equal to the level of TAMF received in 2016/17. We have included an additional 10% to mitigate the risk that more placements are made to annexe accommodation in 2017/18 compared to 2016/17.

#### Social Lettings Agency

29. The amount of TAMF received by LAs is also rolled-up within the overall Housing Benefit payments for accommodating households in Social Lettings accommodation. As we have a fixed number of SLA tenancies (49) we are able to estimate the amount of TAMF received during 2016/17 more accurately at £60 per week per unit of accommodation and will be -£165,000.00.

#### **Existing Housing Options Staffing Structure**

30. The Housing Options team are funded from a combination of grant, revenue and income for 2017/18.

Cost Centre	Grant	Income	Revenue	Grand Total
1072 (Housing Admin)			97,114	97,114
4000 (Homelessness)			164,800	<b>164,800</b>
4001 (Homelessness Prevention)			137,980	137,980
4025 (Social Lettings)		87,610		87,610
4050 (Homelessness Strategy)	79,620			79,620
<b>Grand Total</b>	<b>79,620</b>	<b>87,610</b>	<b>399,894</b>	<b>567,124</b>

Sum of FTE	Funding Source			
	Grant	Income	Revenue	Grand Total
1072 (Housing Admin)			2	<b>2</b>
4000 (Homelessness)			4	<b>4</b>
4001 (Homelessness Prevention)			4	<b>4</b>
4025 (Social Lettings)		2.65		<b>2.65</b>
4050 (Homelessness Strategy)	3			<b>3</b>
<b>Grand Total</b>	<b>3</b>	<b>2.65</b>	<b>10</b>	<b>15.65</b>

## Proposals for Future Initiatives

### Current Activity

31. The team continue to innovate and has been successful in securing external funding which has been directed towards increasing the housing options available to people, Appendix B provides a brief overview of this activity.
32. Nevertheless, the resource intensive task of processing homeless applications is increasing as the number of homeless applications rise. A cycle is developing out of necessity whereby resources are shifted from early prevention activity towards dealing with those households who are already homeless.
33. The Council's overall approach to tackling homelessness is set out within the Homelessness Strategy and its Action Plan which is monitored by the Housing and Support Services Group (HASS) Chaired by Councillor Andrew Batsford. The remainder of the report will propose where the new FHSG grant might be best employed to meet the gaps identified within this report. The funding would be used both to minimise emergency accommodation costs and extend the ability of Council to deal with the increased demand and the new responsibilities emerging from the new Homelessness Reduction Act.
  - a. **Family Group Conferencing (FGC)/Mediation:** The success of a Family Group Conferencing approach within Children's Services towards keeping families together and reducing the number of children being taken into care through the resolution of disputes and fortification of existing support networks is well established. Research carried out by Professor Peter Marsh in Kent showed a 37% reduction in entry to care for children and young people who had used family group conference - looking at more than 700 cases which included a control group (Marsh 2013).

As can be seen in Appendix A the number of homelessness presentations made following the breakdown of family relationships and partnerships has risen significantly in recent years. In addition, it has become increasingly challenging to find accommodation for younger people less than 35 years of age following the reform of Housing Benefit entitlement for this age group, which has been restricted to a single room. Furthermore, with the introduction of Universal Credit many aged 18 to 21 will not be eligible to housing payments at all. We propose to work with partners in East Sussex County Council (ESCC) and the London Borough of Camden who have well established FGC teams, in order to support those at risk of homelessness to sustain accommodation in the family home. We propose to develop a 12 month pilot to recruit a full-time Family Group Conferencing specialist and review the success of this approach against prevention outcomes to inform future proposals.

- b. **Homelessness Reduction Officer x 3:** As already highlighted, the number of homeless applications received by the Council has almost quadrupled since 2010/11, while staffing has been reduced. The posts will meet the new duties dictated by the Homelessness Reduction Act due for implementation in April 2018. The roles will be exclusively focussed on more intensive levels of support

and prevention activity which the current team are not resourced to provide. They will develop personalised plans (as defined within the Act) for those individuals initially assessed as being particularly vulnerable and in need of enhanced support. The roles will enable the existing Housing Options Officers to focus resources on those households who will be homeless imminently and/or are in temporary accommodation. The Housing Officers currently achieve an average of 60 homelessness preventions each per year, meaning the addition of 3 Officers (dedicated exclusively to homelessness prevention) would significantly reduce the number of homelessness applications made and the number of households forced to use temporary accommodation.

The posts will be a fixed-term contract to March 2019 pending further review.

- c. Temporary Accommodation Officer:** As highlighted within this report the average number of households accessing B&B has risen by over 350% since 2010/11. The staffing resource allocated to managing the number of households in B&B has not changed during this period. The rise in the number of households within B&B has had an impact on the ability of the team to manage placements as effectively as in the past, particularly in terms of securing them new accommodation, ensuring income is maximised and that complaints from service users are minimised.

The post would be a fixed-term contract to March 2019 pending further review.

- d. Affordable Housing Development Officer (0.5 FTE):** These resources will be matched by 0.5 FTE from within planning team budgets. The Affordable Housing Development Officer post was amalgamated into the wider team during a restructure in 2012, to achieve a budget reduction. Hastings Council is the only Local Authority in East Sussex not to not have an Officer dedicated to enabling the provision of affordable housing and ensuring numbers of units are maximised. The demands on the Housing Options service overall have risen significantly since the decision to terminate the Development Officer role in 2012 and there exists a shortfall of resources which can be dedicated to the complex area of affordable housing development. The role would support planning colleagues in negotiating affordable housing and contribute to the Council's aspirations to develop more affordable accommodation, be that through housing associations or the Council's own development plans. The post would be a fixed-term contract to March 2019 pending further review.

- e. Temporary Accommodation Consultation (East Sussex):** Partner agencies within the East Sussex Better Together Health and Housing Sub-Group are reviewing the way in which temporary accommodation is used across the County. There is an emerging view among the group that placements to B&Bs could be better coordinated between partner agencies, so that risks to vulnerable residents can be minimised. In addition, partners are interested in developing ways to reduce the cost of placements through the joint-commissioning of B&B and/or temporary accommodation and collective bargaining. To this end, partners will be invited to commit up to £10,000 of resources to commission a report into the development of future initiatives in this area.

- f. **Rent in advance and Deposits:** The current Discretionary East Sussex Support Scheme (DESSS) provides Hastings Council with £65,000 per year for rent in advance and deposits. Households continue to require a high level of funding to secure accommodation and additional funds would allow the Council to offer Landlords with an enhanced level of rent in advance for difficult to house groups. The DESSS budget is projected to overspend by £18,000 during 2017/18. The level of funding being proposed from the FHSG, outlined below, will supplement the existing DESSS Budget to maximise the funds available for this purpose; the allocation of this funding will produce a saving of £18,000 during 2017/18 and 2018/19.

	2017/18	2018/19
<b>Income</b>		
FHSG	-451,000.00	-519,000.00
<b>Prevention Activity (Cost)</b>		
Social Lettings	165,000.00	165,000.00*
Annexe (TAMF shortfall)	80,000.00	80,000.00**
Homelessness Reduction Officer x3	78,750.00 (Q2, Q3 & Q4)	105,000.00
Affordable Housing Development Officer	15,000.00 (Q2, Q3 & Q4)	20,000.00
Temporary Accommodation Officer	26,250.00 (Q2, Q3 & Q4)	£35,000
Temporary Accommodation Consultation	10,000.00	
Family Conference (Pilot)	20,000.00 (Q3 & Q4)	20,000.00 (Q1 & Q2)
Rent in Advance/Deposits	56,000.00	40,000.00
Contingency		89,000.00†
<b>Total</b>	<b>451,000.00</b>	<b>519,000.00</b>

\*The SLA is not expected to grow beyond the current 49 units.

\*\*This figure has been projected into 2018/19 as the additional resources outlined in the report are expected to reduce from current level of households in annexe accommodation.

†It is proposed to keep a contingency within the budget for 2018/19 to respond to the housing and homelessness circumstances at that time and the outcome of the Family Conference pilot.

## Performance Review

34. The Council will need to keep the use of this expenditure under Quarterly review to ensure that the use of the Flexible Homelessness Support Grant is effective at reducing homelessness. A FHSG monitoring and review group will be formed for this purpose, comprising of housing and finance colleagues. The group will report to the Assistant Director for Housing and the Built Environment.

## Policy Implications

Economic/Financial Implications – The allocation of the FHSG as detailed in the report will increase the number of homelessness preventions achieved by the Council and help contain the high cost of accommodating homeless households in temporary accommodation.

Anti-Poverty – The allocation of the FHSG will support households at risk of homelessness to access accommodation which is affordable and reduce homelessness.

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## Wards Affected

All

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## Policy Implications

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	No
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	No
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	No
Anti-Poverty	Yes

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## Additional Information

Appendix A – Main Reasons for Homelessness  
Appendix B – Current Activity

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## Officer to Contact

Officer Name: Joe Powell  
Officer Email Address: [jpowell@hastings.gov.uk](mailto:jpowell@hastings.gov.uk)  
Officer Telephone Number: 01424451314

## Reasons for Homelessness

Number of Homeless Applications Received			
	2014/15	2015/16	2016/17
Harassment, threats or intimidation : other forms of harassment	14	13	8
Harassment, threats or intimidation : Racially motivated harassment	1	0	1
Left an institution or LA care: Left hospital	11	15	6
Left an institution or LA care: Left other institution or LA care	1	2	6
Left an institution or LA care: Left prison/on remand	11	23	17
Loss of rented or tied accommodation due to: Reasons other than termination tenancy	30	42	39
Loss of rented or tied accommodation due to: Termination of assured shorthold tenancy	66	117	115
Mortgage arrears (repossession or other loss of home)	2	2	2
Non-violent breakdown of relationship involving partner	30	35	40
Other reason for loss of last settled home : Left HM-Forces	1	0	1
Other reason for loss of last settled home : Other reason	28	10	20
Other relatives or friends no longer willing or able to accommodate	52	76	98
Parents no longer willing or able to accommodate	42	67	92
Rent arrears on: local authority or other public sector dwellings	2	4	3
Rent arrears on: private sector dwellings	15	32	32
Rent arrears on: Registered social landlord (RSL) or other housing association dwellings	3	5	11
Required to leave accommodation provided by Home Office as asylum support	6	4	5
Violence : Other forms of violence	8	10	14
Violence : Racially motivated violence	0	0	0
Violence : Violent breakdown of relationship, involving associated persons	6	5	13
Violence : Violent breakdown of relationship, involving partner	21	37	56
<b>Total</b>	<b>350</b>	<b>499</b>	<b>579</b>



### Current Activity

#### Homelessness Prevention

- Systems and Service Reviews – the Housing Options team underwent a comprehensive service review in 2014/15, the legacy of which has been a regular review of service quality and performance, embedded into the team’s regular working practices. The service review structures introduced after 2014/15 have led to the implementation of a new service triage process and bespoke homelessness database co-designed by the Council. The Housing Options team and Community Contact Centre service are also about to embark on a mystery shopping exercise which we have developed in partnership with the Fulfilling Lives Project’s Service User Panel to use as a basis for a further review of service quality and effectiveness.
- Home Works Co-location – the Council has developed a partnership with Home Works to host 2xFTE within the Housing Options team. This is a pilot approach between the Council and Home Works. The Home Works workers tailor and adapt their service to the needs of the Council; they are supporting households who have particular challenges securing private sector accommodation to avoid B&B and/or to support their move-on from B&B.
- Rough Sleeper Prevention Programme – This Sussex-wide programme is being led by Hastings Council. £470,000 has been awarded over 2016/17 (Q4), 2017/18 & 2018/19. The project will build on the No First Night Out pilot in London. We have successfully recruited a Project Delivery Officer who will work across service networks within East Sussex to improve assessment and triage processes to identify individuals at high risk of rough sleeping or whom are rough sleeping for the first time. Those defined as high risk will then be referred to a Rough Sleeper Prevention Coordinators (RSPC) who are being commissioned with County partners; one RSPC will be based in the Hastings Council Housing Options team and the other in Eastbourne Council.

#### Rough Sleeping

- Hastings Housing and Wellbeing Hub - The Hastings and Rother Clinical Commissioning Group (CCG) have – as part of their programme to address health inequalities - commissioned the Housing and Wellbeing Hub in Hastings. The Hub integrates health, housing and support services to offer targeted, personalised interventions for rough sleepers and the street community in Hastings. The Hub is accessed through the Seaview Centre and has secured 48 housing solutions for entrenched rough sleepers in its first 9 months of operation.
- Rough Sleeper and Street Activity Core Group - The Council are leading a multi-agency initiative in partnership with Sussex Police, Seaview and Fulfilling Lives to review the coordination of services around vulnerable groups with a street presence. The Core Group are currently designing a community impact risk matrix which will identify individuals at high risk of harm to themselves and/or the community, so that high impact individuals can be quickly identified and appropriate action taken.



- Housing First – this DCLG funded project is led by Brighton and Hove City Council with Hastings Borough Council, Eastbourne-Lewes Council and Adur-Worthing Council as partners to the bid. The funding secured is a maximum allocation of £1 Million over 2017/18, 2018/19, 2019/20 and 2020/21. Housing First provides long-term support for entrenched and/or recurrent rough sleepers with multiple and complex needs. The model takes the premise that housing an individual should take priority, meaning that housing should not be conditional on an individual being ‘ready’ to start a tenancy as is the case with traditional supported housing models.

The successful bid to the DCLG will utilise a Social Impact Bond (SIB) funding model, which functions using payment by results. The Housing First service is to be rolled out by October 2017 and will make available resources to fund what is a resource intensive model of support.

## **B&B**

- Hastings Council is leading a review of the B&B provision across the County in partnership with ESCC and EBC. Partners are reviewing the current provision in order to explore opportunities for moving away from a model of spot-purchasing accommodation from private providers towards commissioning these same providers for their services. The intention of this revised approach is to improve the quality of risk management and minimise the cost to services when using private providers of temporary accommodation across the County. A report will be produced in the summer of 2017 for the ESBT Health and Housing Sub-Group with a series of recommendation for how to proceed.

## **Housing Allocations**

- The Council will be undertaking a full public consultation and review of the current Housing Allocations Scheme during 2017/18 in light of the introduction of the Homeless Reduction Act and the increased demand from homeless households on Council resources.