

<b>DECISION TITLE: Single Homelessness Accommodation Programme</b>
<b>Councillor Mohammed Farooq – Leader of The Council.</b>
<b>October 2023</b>
<b>Deadline date: 10<sup>th</sup> November 2023</b>

Cabinet portfolio holder:	Councillor Mohammed Farooq – Leader of The Council.  Adrian Chapman Executive Director: Place & Economy
Responsible Director:	
Is this a Key Decision?	YES If yes has it been included on the Forward Plan: YES Unique Key decision Reference from Forward Plan: KEY/25SEP23/03
Is this decision eligible for call-in?	YES
Does this Public report have any annex that contains exempt information?	NO

<b>RECOMMENDATIONS</b>	
The Cabinet Member is recommended to:	
<ol style="list-style-type: none"> <li>1. Approve the acquisition of 25 properties (full details of the individual properties will be developed as the acquisitions progress in due course) for ownership by the council to enable rough sleepers to have access to accommodation which meets their needs.</li> <li>2. Delegate authority to the Executive Director of Corporate Services to approve the final terms of each acquisition and entry into any necessary agreements in line with the SHAP funding bid.</li> </ol>	

**1. PURPOSE OF THIS REPORT**

1.1 This report is for the Cabinet Member to consider exercising delegated authority under paragraph 3.4.3 of Part 3 of the constitution in accordance with the terms of their portfolio

**2. TIMESCALES**

Is this a Major Policy Item/Statutory Plan?	<b>NO</b>	If yes, date for Cabinet meeting	
---	-----------	----------------------------------	--

**3. BACKGROUND AND KEY ISSUES**

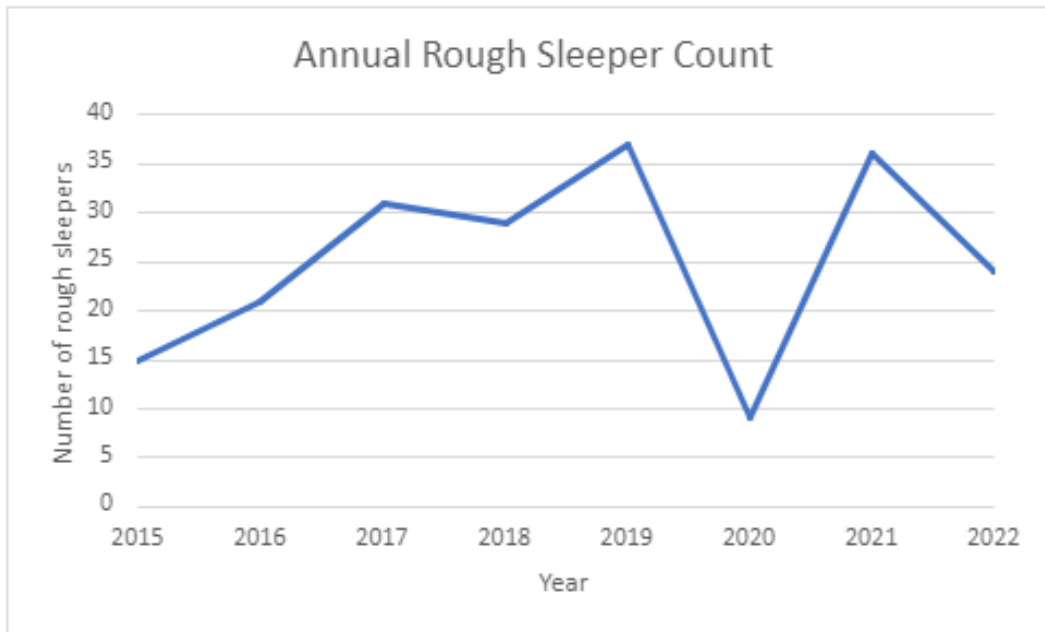
3.1 Peterborough City Council has secured funding through the Single Homeless Accommodation Programme (SHAP) to secure homes for rough sleepers who have multiple and complex needs.

The programme aims to reduce rough sleeping in Peterborough by providing accommodation and intensive support to rough sleepers who do not currently fit in any alternative pathway due to their multifaceted needs.

The timescales of the funding require the council to purchase and complete on all the properties between November 2023 and December 2024.

The acquisition of these properties will not require the council to set up a Housing Revenue Account (HRA) at this stage.

3.2 The annual rough sleeper snapshot from 2022 confirmed that we had 24 people sleeping rough and although we saw a substantial reduction based on our annual single night figure from the previous year, we continue to experience high numbers of people sleeping out. During the month of September 2023, we have found approximately 50 people sleeping rough. Although there has been substantial investment in rough sleeping services, there is a serious lack of accommodation for those who are sleeping rough.



3.3 SHAP will enable the council to have a substantial move on pathway for rough sleepers which meets their needs. SHAP will complement current Rough Sleeper Initiative (RSI) funded posts and our supported housing plan for the single homeless cohort in Peterborough. It will also prevent the number of people being evicted from temporary accommodation due to their needs not being met.

SHAP will support the flow through temporary accommodation for those with multiple and complex needs so that they have an accommodation option which is specific for them.

This will reduce the time spent in temporary accommodation as there are currently very limited options for this cohort in Peterborough.

SHAP proposals will also enhance existing activity in Peterborough to end homelessness and rough sleeping from other agencies currently working with this cohort, including Safer off the Streets as well as targeted outreach teams.

The proposals to support move on accommodation for those with medium to high needs will also complement the council's current Next Steps Accommodation Programme units at Lincoln House for former rough sleepers with low needs. Through delivering SHAP, there will be a clear pathway through accommodation for all rough sleepers, ensuring that rough sleepers only move into fully independent accommodation when they are ready.

### **Support for rough sleepers**

3.4

The council has also been successful in securing additional resource funding through SHAP to deliver support within those 25 units over a 3-year period. This support will focus on addressing each clients' individual needs and working to prevent their homelessness.

Aims and objectives from this intense support include:

- Maximise income including receipt of correct benefits
- Reduce overall debt
- Obtain paid work
- Participate in volunteering or work experience
- Participate in training or education
- Better management or improve physical health
- Better management or improve mental health
- Improved levels of well-being
- Access and registration with a GP surgery
- Participate in leisure, faith, community activities
- Reconnect/improve relationships with family and friend networks

## **4. CORPORATE PRIORITIES**

4.1 *Consider how the recommendation links to the Council's Corporate Priorities:*

### **1. The Economy & Inclusive Growth**

- Environment – a Carbon Impact Assessment has been completed. There will be an increase in carbon usage from the accommodation units' operational needs for heating, electricity and water; however, in the event any works are required to any of the properties acquired, the Council could consider significant energy consumption improvements to assets. Although there may be an increase in travel from the support workers, car share will be promoted where possible to minimize carbon impact. Additionally, we are looking at groups of properties in a similar vicinity which will reduce mileage. |
- Homes and Workplaces – the Council is committed to providing safe and suitable housing to individuals and families as part of the refugee resettlement programme.

### **3. Prevention, Independence & Resilience**

- Adults – the recommendation contributes to a preventative agenda by ensuring suitable accommodation which meets the needs of complex rough sleepers alongside intensive support to prevent them being evicted.

Further information on the Council's Priorities can be found here - [Link to Corporate Strategy and Priorities Webpage](#)

## 5. CONSULTATION

- 5.1 We have consulted with partners who currently deliver support and services to rough sleepers on our proposals for the SHAP funding.

We have also gained approval for the capital funding through the Capital Board.

- 5.2 SHAP has been discussed in Peterborough Homelessness Strategy Group with partners and the needs analysis completed taking into account the views of a range of organisations.

Ongoing progress updates to CLT and CPF will be planned as part of regular service reporting.

## 6. ANTICIPATED OUTCOMES OR IMPACT

- 6.1 The outcome will enable the council to acquire properties on a freehold basis which will support the resettlement of rough sleepers with multiple and complex needs. This will not only reduce our current rough sleeping numbers but also will enable us to develop a robust accommodation pathway for this cohort.

## 7. REASON FOR THE RECOMMENDATION

- 7.1 Following the acquisition of the homes, the council will be able to provide rough sleepers who have multiple and complex needs suitable accommodation alongside intensive support to prevent further homelessness and ensure they continue on a positive housing pathway.

## 8. ALTERNATIVE OPTIONS CONSIDERED

- 8.1 The Council could choose not to accept the grant funding and therefore decide not to proceed with the acquisition. However, this could have a detrimental impact on the Council with any further bidding opportunities and would also increase the Council's costs relating to providing housing for rough sleepers.

## 9. IMPLICATIONS

### Financial Implications

- 9.1 The acquisition of these homes has been incorporated into the council's 2023/24 capital programme.

Grant	£2,101,320
Capital Borrowing	£1,898,680

The grant percentage is 52.5%.

Homes England has also awarded PCC £992,404 revenue funding to cover the costs of the support element to the bid.

Each acquisition will be subject to a Red Book Valuation to ensure the Council is not paying above current market value.

The split cost (£160k) per acquisition is:  
Acquisition - £140k  
Professional Fees - £5k  
Refurbishment costs - £15k

## **Legal Implications**

- 9.2 The council has powers to acquire land for the purposes set out in the report acquisition under section 120 of the Local Government Act 1972:- For purposes noted under (1) (a) and (b) & (2) “A principal council may acquire by agreement any land for any purpose for which they are authorised by this or any other enactment to acquire land, notwithstanding that the land is not immediately required for that purpose; and, until it is required for the purpose for which it was acquired, any land acquired under this subsection may be used for the purpose of any of the council’s functions “

The SHAP Grant funding of £2.1m would be payable under the terms of a Grant Agreement with Homes and Communities Agency (trading as Homes England). DLUHC has provided consent to Homes England under section 19 of the Housing and Regeneration Act 2008 to make grants available to local authorities and other registered providers under SHAP. The terms of the funding are non-negotiable.

External Counsel Advice was sought in relation to the council’s acquisition of properties under the scheme as a sole landlord; the right to grant a ‘non-secure tenancy’ without the tenant acquiring a right to buy. Schedule 1 of the Housing Act 1985 provides exceptions within which the council must bring the letting/tenancy under. The Advice is dated 16 June 2023 and is available on request.

### **Equalities Implications**

- 9.3 No specific implications arising from this report although where necessary Equality Impact assessments will be carried out to support decision making.

## **10. DECLARATIONS / CONFLICTS OF INTEREST & DISPENSATIONS GRANTED**

- 10.1 There are none.

## **11. BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985) and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

- 11.1 None

## **12. APPENDICES**

- 12.1 None