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Report

Report Subject: Funding for Move-on Accommodation
Report to: The Cabinet
Date: Wednesday 31 January 2007
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Cabinet Member for Community & Housing: Councillor John Cole-Morgan

1. Purpose:

Alabare Christian Care has submitted a proposal to the council to purchase three properties to provide additional move-on accommodation for single homeless people. To deliver these homes Alabare are seeking a total capital grant of £300,000.

2. Introduction:

In May 2006 Cabinet agreed to ring fence resources for projects that would support improved services to homeless people, this included a capital provision of £500,000 for the provision of additional move-on accommodation. On 11 October 2006 Cabinet approved an allocation of £200,000 to Signpost Housing Association for the provision of three, one bedroom flats as move-on accommodation, leaving an unallocated balance of £300,000.

3. Analysis of Need:

At the end of November 2006 Alabare had identified a need from within the client group they are currently supporting for some 30 new bedspaces over the next six to nine months. This figure does not take account of the number of clients in other organisations' accommodation. The additional units would free up accommodation at Damascus House, Barnabus House and secure low support housing for some twelve clients who could benefit from living in a shared environment.

4. Current Resources:

The main resource available as move-on accommodation is the use of the council's own one-bedroom properties. Since December 2005 forty-two single people have been assisted into independent living via a council vacancy. The Bannan Report highlighted the fact that there was a serious shortage of move-on accommodation and that it will be necessary for the council to procure additional move-on accommodation in order to avoid the high support projects, such as Damascus House, essentially becoming blocked.

5. Proposal:

Alabare's proposal will be to purchase three, 3 bedroom houses and use these as low support shared houses. Their proposal is seeking a capital grant of £100,000 per property, a total of £300,000 for three properties. The balance of the costs would be met from a mortgage raised by Alabare. This would provide a total on nine bedspaces for move-on accommodation.

Alabare have also been in discussion with Westlea Housing Association who are developing proposals to purchase a further five, 3 bedroom houses giving fifteen more bedspaces. Alabare would undertake the management of these units alongside the other shared houses. Following discussions with the Housing Corporation, they have given support in principle to making a grant allocation to this programme. This would be an additional National Affordable Housing Programme allocation for 2006/08.

The allocation of the council's resources should be in accordance with the terms as agreed by Cabinet on 11 October 2006.

There are no revenue consequences to the council. Alabare shall provide appropriate support to the homes via its contract with Supporting People.

6. Conclusion:

The allocation of this grant would provide much needed move-on accommodation that will:

- Release accommodation in high support units for people who need them most.
- Provide vulnerable single homeless people with the opportunity of living independently yet with continued low-level support.
- Deliver on the recommendation in the Bannan Report.

7. Recommendation:

Cabinet are recommended to approve the capital allocation of £300,000 to Alabare Christian Care for the provision of three, 3-bedroom houses for move-on accommodation for vulnerable single homeless people. That the grant is allocated in accordance with the terms previously agreed by Cabinet on 11 October 2006.

8. Implications:

Financial:	All capital expenditure recommended is contained within the existing Capital Programme for Affordable Housing.
Legal:	The accommodation is required under Part VII of the Housing Act 1996 to provide accommodation for those unintentionally homeless households who are eligible for assistance and in priority need. Payment of grant may be by virtue of the well being powers under the Local Government Act 2000.
Human Rights:	Article 8 [right to respect for private life] does not confer the right to a home.
Personnel:	None in respect of this report
IT	None in respect of this report
Community Safety:	Reducing rough sleeping and hence the fear of crime, supporting improved intervention with people who may have drug and alcohol addictions.
Environmental:	Any construction should achieve Eco-homes standard very good
Council's Core Values	Promoting excellent service, supporting the disadvantaged, being fair and equitable, communicating with the public, wanting to be an open, learning council and a willing partner.
Wards affected:	All
Consultation undertaken	Internal