SYNOPSIS

Following a funding opportunity for addressing “Single Homeless”, a joint bid for £181,300 was made by the Housing Options Teams of Corby Borough Council, Kettering Borough Council and East Northants District Council. Details of the bid are contained within the report.

Notification has been received that we have been successful in our bid for the project; therefore authority is being sought through OCPC to set up and run the project in Corby.

1. Introduction and Relevant Background Details

Due to the impact of Welfare Reform and the reduction of funding via Supporting People for accommodation based and related support services, the Local Housing Authorities and partners in the area are seeing an increase in homelessness amongst single non-priority groups, and increasingly vulnerable clients with a myriad of complex needs. Housing Options Teams across Corby, Kettering and East Northants District are constantly seeking ways and means that can be used to help reduce and resolve homelessness and this opportunity is seen as a positive move for the single homeless group that have a complexity of support needs which cause barriers to them seeking and securing housing across the tenures.

2. Report

The objective of the Turning Point Project is to prevent the homelessness of single people with complex needs by working jointly with Housing Partners and the Health and Criminal Justice agencies. The project aims to support clients through the transition from institutions to independent living by effective preparation and timely provision of appropriate accommodation and housing related support.

The project includes the employment of a Transitions Officer together with a part time (25hr) Transitions Assistant. The main base and management of staff will be the responsibility of Kettering Borough Council.

Focus will be on early identification of prisoners approaching release and inpatients approaching discharge that have housing needs. Pathways will include referrals to existing external support tailored to individuals and tenancy training. The aim is for individuals to gain health, independence and the stability needed to sustain a home of their own.

The project spans across 2 years and is two-fold;

- floating support/outreach
- accommodation based services

The accommodation part of the Turning Point Project will require a 3 or 4 bedroom property in each area (3 properties in total) converted to a furnished property that can accommodate 2 to 3 clients in each. Partner authorities will be responsible for the property in their own area, with suitable properties sourced from either council stock, partner housing associations or the private sector and will require adaptations to accommodate the regulations around multiple occupation of properties.
Demand for the project was provided in the bid for all 3 local authorities. The demand for Corby alone is set out in the table below.

<table>
<thead>
<tr>
<th></th>
<th>Year</th>
<th>Figure</th>
<th>Year</th>
<th>Figure</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough sleepers</td>
<td>2012</td>
<td>2</td>
<td>2013</td>
<td>10</td>
<td>400% increase</td>
</tr>
<tr>
<td>Homeless Applications Single/Couples</td>
<td>2012/13</td>
<td>26</td>
<td>2013/14</td>
<td>39</td>
<td>50% increase</td>
</tr>
<tr>
<td>Keyways Applications No Fixed Abode</td>
<td>As at July 2014</td>
<td>32</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. **Options to be considered:**
   
a. Accept the successful bid and proceed with the Turning Point Project proposals as described.

   b. Reject the bid and continue to address single homelessness using existing resources.

4. **Issues to be taken into account:**

   **Policy Priorities**
   
   Homelessness is a key feature in the Housing and Homelessness Strategy 2014-19 and actions such as this project will address gaps in resources and help towards achieving targets for prevention and resolution.

   **Financial**
   
   The project is a 2 year programme with a total cost of £215,300. See the table below for a breakdown of the total project costs/income;

<table>
<thead>
<tr>
<th>Budget head</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries x 2 posts</td>
<td>£112,250</td>
</tr>
<tr>
<td>Inc. management costs</td>
<td></td>
</tr>
<tr>
<td>Property Renovations</td>
<td>£36,000</td>
</tr>
<tr>
<td>Repairs</td>
<td>£15,025</td>
</tr>
<tr>
<td>Move-on fund</td>
<td>£15,025</td>
</tr>
<tr>
<td>Initial property rental</td>
<td>£3,000</td>
</tr>
<tr>
<td>Tenancy training</td>
<td>£34,000</td>
</tr>
<tr>
<td><strong>Total cost</strong></td>
<td><strong>£215,300</strong></td>
</tr>
<tr>
<td><strong>Income sourced from DCLG</strong></td>
<td><strong>£181,300</strong></td>
</tr>
<tr>
<td><strong>Local contribution from all 3</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Local authorities (£11,333 each)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td><strong>£215,300</strong></td>
</tr>
</tbody>
</table>
As part of the bid, the local authority contribution to the project of £34,000 is made up of £11,333 from each of the 3 authorities. These monies have been identified and received from the under spend of a previous single homeless grant awarded to the county. The Corby Borough Council share of this grant has been invoiced and paid in full by Northampton Borough Council. The £34,000 is proposed to be used towards the Tenancy Training aspect of the project and also formed part of the bid as the local authority contribution.

Costs for the property are covered through rental income, whether that be via the applicant themselves if working or though benefits. Void times will be kept to a minimum but will be covered by the project as well as any repair costs.

East Northants District Council is lead authority for the bid; therefore they will manage the finances for the project.

Kettering Borough Council will take on managerial responsibility for staff through the project.

**Risk**

Option a) The project will explore self financing opportunities beyond the 2 year period; however, an exit strategy will be developed should this not be achieved. The exit strategy will include duties to the 2 officer posts, ending any lease agreements and a full review of the ongoing support needs of clients.

Option b) Not proceeding with the project places current resources under further pressure with an ever increasing population and limited support for homeless single clients with complex needs available within the region.

**Legal**

Legal services will be instructed to arrange leases in relation to the property selected.

**Performance Information**

Any homeless prevention figures will be included in the national P1E report which is provided quarterly to central government and will assist CBC in maintaining their top quartile national position for prevention.

The Transitions Officer will have robust monitoring arrangements to enable an evaluation of outcomes. This data will provide evidence of cost savings to the Local Authority and statutory partners.

**Human Rights/Economic**

In the interest of continued community relations the location of the property will be selected sensitively and with advice from partners, in particular the police.

**Equalities**

The floating support/outreach will be available to all; however, the accommodation will include an affordability assessment which may exclude single homeless persons not eligible for housing benefit or with no recourse to public funds.

**Social**

The project will include support/outreach to rough sleepers with the potential of being referred to the Turning Point Accommodation.

**Community Safety**

The project aims to prevent homelessness and reduce rough sleeping in Corby and prepare clients for safe, stable long-term independent living in the wider community.

**Consultation**

The bid was supported by the National Probation Service, Offender Management Team, MAPPA, Mental Health, Youth Offending Team, Bromford Support Services, Corby Volunteer Bureau and Citizens Advice Services.
**Best Value**
Enhancing how we deliver Housing Option solutions demonstrate that the Council is striving to continuously improve by being driven due to meet the needs and aspirations of applicants.

**Sustainability**
The project will provide vulnerable clients with tenancy skills, relevant referrals, education and employment opportunities in order to gain health, independence and stability needed to sustain a home of their own.

5. **Conclusion**
Working in partnership with Probation and Mental Health services will ensure that there are streamlined processes in place for clients being discharged/released and prevent a period of homelessness.
The housing demand from single(s)/couple(s) far exceeds the supply of social housing that we allocate each year and figures above show the increase in homeless applications from this client group. With limited services/support available for single homeless people, this funding presented a rare opportunity for local authorities to address any gaps for a client group which is increasing. The bid was one of only 34 that were successful nationally.
The Turning Point Project will enhance the services available to single homeless who do not meet a priority need under the homeless legislation.

6. **Recommendation**
Agree option a) accept the successful bid and proceed with the Turning Point Project proposals as described.

**Background Papers**
Help for Single Homeless Bidding Prospectus
Help for Single Homeless Application Form

**External Consultations**
National Probation Service
Offender Management Team
MAPPA
Mental Health
Youth Offending Team
Bromford Support Services
Corby Volunteer Bureau
Citizens Advice Services

**Officers to Contact**
Samantha Dickson, Housing Options Manager,
01536 464617;
Samantha.dickson@corby.gov.uk
Jacqui Page, Housing Strategy Manager,
01536 464294;
Jacqui.page@corby.gov.uk