

**Manchester City Council
Report for Information**

Report To: Overview and Scrutiny Housing Sub Group – 22 June 2009
Subject: Temporary Accommodation for Homeless Families
Report of: Director of Adult Social Care

Purpose of Report

The purpose of the report is to inform Members about:

- The legal duty the City Council has to homeless families including the duty to provide temporary accommodation
- The accommodation the City Council manages and the wards the accommodation is situated in
- The reasons for procuring temporary accommodation for homeless families in the private sector
- The Government's target for local authorities in reducing temporary accommodation including Bed and Breakfast accommodation and how Manchester is performing against it

Recommendations

Members are requested to note:

- The progress that there has been in reducing the use of temporary accommodation in the City and the associated reduction of the cost of providing temporary accommodation
 - The work that has been done and will continue to be done to reduce the numbers of temporary accommodation units across each ward
 - The significant progress that has been made in reaching the Government's target of reducing temporary accommodation by 50% by 2010
 - The success the City has had in meeting the Government's target around reducing the use of Bed and Breakfast accommodation
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Wards affected: All

Community Strategy Spine	Summary of the contribution to the strategy
Performance of the economy of the region and sub region	The prevention of homelessness and the consequent reduction in the need for temporary accommodation represent real savings for the

	City. Since the private sector leasing scheme was tendered the Homelessness Division has reduced the cost of providing temporary accommodation by £2.65 million per annum
Reaching full potential in education and employment	Providing a wide range of accommodation and the relevant support has a positive impact on education in that it reduces absence: the provision of accommodation and appropriate support allows people to stabilise and eventually return to education, training and employment
Individual and collective self esteem – mutual respect	It has a positive impact on raising self esteem by providing comprehensive social and housing support to enable households to reach their potential through increasing long term stability
Neighbourhood Choice	The provision of support and access to appropriate accommodation and prevention services allows people to remain in their neighbourhood.

Full details are in the body of the report along with any implications for:

- Equal Opportunities
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

The prevention of homelessness and the consequent reduction in the need for temporary accommodation represent real savings for the City

Financial Consequences – Capital

None

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Background documents (available for public inspection)

Homelessness Strategy and Delivery Plan 2008
Temporary Accommodation Plan
Hostel Replacement Project Committee Report 2008

1.0 Introduction

- 1.1 The City Council's legal powers and duties in relation to homeless people are set out in Part VII of the Housing Act 1996 (as amended by the Homelessness Act 2002 and the Housing and Regeneration Act 2008), the Homelessness (Priority Need) Order 2002, the Allocation of Housing and Homelessness (Eligibility) Regulations 2006. The City Council must also have regard to the Homelessness Code of Guidance 2006
- 1.2 The City Council has a duty to provide accommodation for homeless people if it is satisfied that a person is eligible, homeless, in priority need, not intentionally homeless and has a local connection
- 1.3 The City Council has various statutory duties and powers to provide temporary accommodation to people applying for homelessness assistance (e.g. whilst it carries out an investigation into the circumstances that lead to a person becoming homeless and what duty the City owes to the person). The City Council also utilises temporary accommodation to ensure that temporary accommodation is available for occupation by those people to whom the City Council owes 'the full housing duty' until such time as that duty is discharged, such as when a person takes up permanent accommodation with an RSL under an assured tenancy

2.0 Background

- 2.1 The Departments of Communities and Local Government (DCLG) has set a number of challenging targets for local authorities in relation to homelessness
- 2.2 In relation to temporary accommodation the DCLG has set all local authorities the very challenging target of reducing temporary accommodation by 50% by 2010. The current situation in Manchester is as follows:

The baseline figure for Manchester is 663 (number of people in temporary accommodation at March 2004), the target for 2010 is therefore 331. The current total as of 31st March 2009 is 404. This is below the set target of 415

- 2.3 The DCLG has also set all local authorities a target in relation to the use of B&B accommodation. This target states that no homeless family should be in B&B accommodation for longer than 6 weeks except in an emergency. The City Council is currently meeting this target

3.0 Temporary Accommodation

- 3.1 The City Council manages a range of temporary accommodation for people. This report concentrates on the provision of dispersed accommodation and support that the Homelessness Service provides to homeless families who live in social rented and private sector temporary accommodation in the city

4.0 Geographical Spread of homeless families dispersed accommodation

- 4.1 A table detailing the geographical spread by ward, of homeless families dispersed accommodation is detailed in Appendix 1. This table compares the current situation with that at 31st March 2008. When procuring temporary accommodation for homeless families officers try, wherever possible, to achieve an even geographical spread of properties across the City
- 4.2 Officers also try to ensure that only appropriate families are placed within dispersed temporary accommodation. All families are allocated a support worker. Families with a known history of anti social behaviour or who require intensive support for other reasons are not placed in dispersed temporary accommodation. These families are placed in our 24 hour staffed accommodation until they have demonstrably moderated their behaviour or actively engaged with the support they are offered. This is usually for a period of at least 6 months
- 4.3 The reduction in the use of temporary accommodation has been achieved by a number of enhancements to the homelessness service. These include a significant increase in the number of families becoming homeless by:
- the introduction of a wider range of preventative measures
 - more consistent homelessness decisions being made
 - a consequent reduction in the number of families being accepted as homeless
 - increased rehousing of families in to the social and private sectors through better management of the allocation process
 - increased access to private sector accommodation in general
- 4.4 Members are requested to note that the numbers in temporary accommodation has been achieved at a time when the Government introduced the Legacy Case Resolution Project. In the first phase of the Project there were 192 families in Manchester who had access to public funds including homelessness services. Of these 192 families 11 were placed in homeless temporary accommodation. Of the remainder, 130 families were provided with accommodation in the private sector and 51 families found their own solution

5.0 Private Sector Leasing Scheme

- 5.1 In December 2007 the Homelessness Division put its private sector temporary accommodation stock out to tender. This was done for a number of reasons:
- To prevent the need to rely on expensive and poor quality Bed and Breakfast accommodation
 - To help families stay in or as close as possible to the area where they lost their accommodation. This allows children to remain in the same school,

families to remain near support, families to sustain employment and/or access to training and education and keeps any disruption to a minimum

- To support the achievement of the Government's Bed and Breakfast target
- The increase in the number of units of private sector houses being used to accommodate homeless families
- The increasing and unrecoverable cost of providing temporary accommodation and the impact of this particularly on the General Fund
- The need for the Homelessness service to provide cost-neutral temporary accommodation

5.2 In February 2008 the tender process was successfully completed and since then the Homelessness service has been providing cost-neutral temporary accommodation to homeless families

5.3 The tendering of the private sector leasing scheme has not only meant that the landlords involved in the scheme have had to gain accreditation and are now bound by proper contractual obligations : it has also led to an improvement in the quality of the accommodation we provide thus assisting us in meeting a key aim of the homelessness strategy

6.0 Contributing to the Community Strategy

(a) Performance of the economy of the region and sub region

6.1 The prevention of homelessness and the consequent reduction in the need for temporary accommodation represent real savings for the City. Since the private sector leasing scheme was tendered the Homelessness Division has reduced the cost of providing temporary accommodation by £2.65 million per annum

(b) Reaching full potential in education and employment

6.2 Providing a wide range of accommodation and the relevant support has a positive impact on education in that it reduces school absences as families face less disruption and the need to move: the provision of accommodation and appropriate support allows people to move from a situation of crisis and uncertainty and eventually return to education, training and employment

(c) Individual and collective self esteem – mutual respect

6.3 Tackling and preventing homelessness has a positive impact on raising self esteem by providing solid social and housing support to enable households to reach their potential through increasing long term stability and contribute positively to the locality in which they live

(d) Neighbourhoods of Choice

6.4 The provision of support and access to appropriate accommodation and prevention services allows people to remain in their neighbourhood.

Increasing access to the private sector allows homeless people an element of choice about which area they move into

7.0 Key policies and Considerations

(a) Equal Opportunities

- 7.1 Disadvantaged groups are more likely to become homeless. The provision of good quality temporary accommodation across the City and appropriate support means that people from these disadvantaged groups will be able to move from a situation of crisis and uncertainty to one of (relative) stability. Also by providing better quality temporary accommodation we will be able to further improve the support to homeless people which will increase their chances of successfully accessing permanent accommodation, training and employment opportunities

(b) Risk Management

- 7.2 Our risk management strategy plan is managed through the Temporary Accommodation Plan, This plan monitors the key elements that impact on the delivery of temporary accommodation. Quarterly targets are set to ensure the reduction of temporary accommodation is a key focus for the homelessness service. The plan is a standard item at Senior Managers meeting and Team Leaders at briefing events held every quarter

(c) Legal Considerations

- 7.3 As in 1.0 above

Appendix 1

Temporary Accommodation for Homeless Families in the social housing sector

HFDA
31/03/2008

HFDA
31/03/2009

Ward	No. of Dispersed properties	Ward	No. of Dispersed properties
Ancoats and Clayton	7	Ancoats and Clayton	0
Ardwick	34	Ardwick	6
Baguley	13	Baguley	2
Benchill South	0	Benchill South	1
Bradford	14	Bradford	1
Brooklands	3	Brooklands	0
Burnage	12	Burnage	2
Charlestown	8	Charlestown	4
Cheetham	7	Cheetham	0
Chorlton	0	Chorlton	0
Chorlton Park	10	Chorlton Park	4
Crumpsall	2	Crumpsall	0
Didsbury East	1	Didsbury East	1
Didsbury West	0	Didsbury West	0
Fallowfield	12	Fallowfield	1
Gorton North	6	Gorton North	0
Gorton South	5	Gorton South	1
Harpurhey	7	Harpurhey	1
Higher Blackley	8	Higher Blackley	1
Hulme	16	Hulme	0
Levenshulme	2	Levenshulme	0
Longsight	1	Longsight	0
Miles Platting & Newton Heath	9	Miles Platting & Newton Heath	0
Moss Side	9	Moss Side	0
Moston	5	Moston	1
Northenden	7	Northenden	3
Old Moat	4	Old Moat	0
Rusholme	2	Rusholme	0
Sharston	7	Sharston	1
Whalley Range	0	Whalley Range	0
Withington	8	Withington	3
Woodhouse Park	14	Woodhouse Park	3
TOTAL	233	TOTAL	35

Appendix 2

Temporary Accommodation for Homeless Families in the Private Sector

PSL Ward totals 31/03/2008

Ward	
Ancoats & Clayton	26
Ardwick	20
Baguley	0
Benchill South	0
Bradford	14
Brooklands	1
Burnage	23
Charlestown	9
Cheetham	2
Chorlton	2
Chorlton Park	2
Crumpsall	15
Didsbury East	10
Didsbury West	3
Fallowfield	17
Gorton North	22
Gorton South	12
Harpurhey	14
Higher Blackley	2
Hulme	5
Levenshulme	13
Longsight	10
Miles Platting & Newton Heath	7
Moss Side	27
Moston	23
Northenden	1
Old Moat	10
Rusholme	4
Sharston	5
Whalley Range	2
Withington	25
Woodhouse Park	4
Total	330

PSL Ward totals 31/03/2009

Ward	
Ancoats & Clayton	12
Ardwick	6
Baguley	0
Benchill South	1
Bradford	9
Brooklands	0
Burnage	7
Charlestown	7
Cheetham	5
Chorlton	0
Chorlton Park	3
Crumpsall	10
Didsbury East	4
Didsbury West	0
Fallowfield	4
Gorton North	14
Gorton South	8
Harpurhey	13
Higher Blackley	2
Hulme	4
Levenshulme	9
Longsight	6
Miles Platting & Newton Heath	11
Moss Side	11
Moston	11
Northenden	1
Old Moat	8
Rusholme	2
Sharston	6
Whalley Range	6
Withington	5
Woodhouse Park	4
Total	189