

**Manchester City Council
Report for Resolution**

Report to: Executive – 21 March 2018
Subject: Settled accommodation for homeless families
Report of: Director of Housing and Residential Growth

Summary

The Homeless & City Centre Review report to Executive in November 2017 detailed progress made to date in relation to tackling homelessness and welcomed the contribution of all partners. The report recognised the importance of working with organisations who provide move-on accommodation and support for people to resolve their homelessness issues; and also detailed further activity that will address the wider issues of homeless households accessing settled homes and those living in temporary accommodation.

This report details a proposal that will provide move-on accommodation to larger families' currently in temporary accommodation.

Recommendations

1. To approve the proposal to establish a joint investment approach as set out in the report
2. To delegate final approval of the legal and financial agreement to the City Treasurer and the Strategic Director (Development) in consultation with the Deputy Leader of the Council with responsibility for Housing and the Executive Member for Finance and Human Resources.
3. To authorise the City Solicitor to enter into any agreements to give effect to the recommendations.

Wards Affected: All wards.

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	Homeless families are amongst the most disadvantaged and suitable secure accommodation is essential for them to fully participate in Manchester's future.
A highly skilled city: world class and home grown talent sustaining the city's economic success	Lack of suitable accommodation restricts the opportunities for homeless people to access work and training.

A progressive and equitable city: making a positive contribution by unlocking the potential of our communities	Unsuitable housing restricts the opportunities for homeless people to make a full contribution to Manchester's future.
A liveable and low carbon city: a destination of choice to live, visit, work	Where properties fall well below energy performance standards they will be improved reducing carbon emissions.
A connected city: world class infrastructure and connectivity to drive growth	N/A

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

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences – Revenue

As set out in the confidential report also on the agenda for this meeting.

Financial Consequences – Capital

As set out in the confidential report also on the agenda for this meeting.

Contact Officers:

Name: Paul Beardmore
Position: Director of Housing
Telephone: 0161 234 4811
E-mail: p.beardmore@manchester.gov.uk

Name: James Greenhedge
Position: Housing Access Manager
Telephone: 0161 600 8190
E-mail: j.greenhedge@manchester.gov.uk

Name: Regina Khanum
Position: Project Manager
Telephone: 0161 600 8191
E-mail: r.khanum@manchester.gov.uk

Background documents (available for public inspection)

Homelessness & City Centre Review Executive Report - 15 November 2017

1. Introduction

- 1.1 The Homelessness and City Centre Review report that was presented to Executive in November 2017 outlined the need to increase the provision of settled homes to assist with move on and the reduction in the use of temporary accommodation.
- 1.2 This report is recommending a joint approach with Registered Provider (RP) partners to increase the number of larger houses available in Manchester for use as settled homes for homeless families currently living in Temporary Accommodation.

2.0 Context

- 2.1 The City Council has been working with RP partners to reduce the number of homeless people living in Temporary Accommodation (TA) and move them into settled social rented homes. Although this approach has provided over 700 homes over the last 12 months there is a real shortage of larger 4 or 5 bedroom houses becoming available for let. This has resulted in over 50 families in TA with no immediate options for settled accommodation.
- 2.2 In response to this officers have been working to identify suitable properties and have met with RP partners to discuss an approach. The RP group were very supportive and put forward an, in principle, offer to work with the City Council on a formal proposition. The report under Part B of this agenda sets out the detailed proposition which is summarised in the following section.

3.0 Joint Investment Proposal

- 3.1 The proposal is for the City Council and RP partners to combine resources to provide a number of larger family homes with one of the RP's coordinating the RP partners coordinate in conjunction with the City Council.
- 3.2 It is proposed that the city would be zoned with each RP identifying the areas in which they will manage the larger homes and the city council will provide support to make this option financially viable
- 3.3 Officers are working with RP partners to produce the relevant legal and financial agreements (Collaboration Agreement) which, subject to Executive approval, will formalise this relationship and provide the overall governance for the scheme.
- 3.4 This will provide the Council with additional properties to place families, who are currently living in temporary accommodation, into settled accommodation. Managed and let at Local Housing Allowance rates and building in flexibility for reviewing rents should allow the management costs to be covered through the rent and will provide good, well-managed homes in locations across the city.
- 3.5 Members have given clear direction that the properties should be managed by a socially responsible landlord at LHA rate rents with 12-month assured

shorthold tenancies (AST). Tenancies will roll on, if appropriate, as an AST. As they are 12-month ASTs they will be classed as permanent homes allowing the Council to discharge its homelessness duty.

4.0 Conclusion

- 4.1 This joint approach with RP partners will increase the number of larger houses available for homeless households currently living in temporary accommodation. This collaborative approach will support more than 50 families into settled accommodation so they can begin to rebuild their lives and improve their prospects for future employment, skills and training

Key Policies and Considerations

(a) Equal Opportunities

Homeless families are some of the most disadvantaged people and providing safe and secure accommodation will enable them to contribute more fully to Manchester's success

(b) Risk Management

Assessment, mitigation and management of risk will be overseen through the city council's governance arrangements associated with Homelessness and Housing.

(c) Legal Considerations

See report under Part B for legal considerations.

(e) Strategic Context

This project supports the Council's Residential Growth Strategy to achieve a level of housing supply that meets population projections and strengthens the overall residential offer. Furthermore it supports the Council's Housing Strategy 2016 – 2021 to make best use of all our homes. It also supports the Council's Housing Affordability Policy Framework to provide homes that are affordable to residents on or below the city's average household income. The project also supports the Homelessness Strategy, to help people out of homelessness and into settled accommodation so that they can move on with their lives.