

Housing and Health Committee	
Meeting Date	22 nd October 2024
Report Title	Temporary Accommodation (TA) Spend – Scrutiny Report
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Charlotte Hudson, Head of Housing and Communities
Lead Officer	Charlotte Hudson, Head of Housing and Communities
Classification	Open
Recommendations	The committee is recommended to: 1. To scrutinise the performance report and controls in place to manage the TA budget

1 Purpose of Report and Executive Summary

- 1.1 This report provides the Housing and Health Committee with an update on the current performance in relation to TA and current budget position, the report also discusses the current controls in place to manage the TA budget.

2 Background

- 2.1 The Council has a Housing Options Improvement Programme (HOIP) in place to manage and control the spend on TA. The costs of TA to Council's are increasing nationally and therefore is a risk to the overall financial position of the Council if it is not monitored and managed effectively.
- 2.2 The Housing and Health Committee have made some significant investment in interventions to support the control of the TA budget, the most significant are the TA Purchase Programme and an investment in additional staff to work with clients so they can move effectively through the system. Both these investments are currently being implemented and should be fully in place for April 2025.
- 2.3 This performance and budget report will be provided to the Housing and Health Committee, so they have a clear overview of the current position.
- 2.4 Statutory TA Placements – Total Households on last day of period

	22/23	23/24	Q1	Q2	Q3	Q4
No. in Statutory TA	337	305	281	285		
SBC Own Stock	3	3	12	21		
Homeless Hostel	8	14	11	12		
Housing Assn	79	84	73	61		
B&B and Nightly Let	247	204	185	191		
No. outside Statutory Duty (RSI Funded)	54	22	22	20		

TA Purchase Programme

	22/23	23/24	Q1	Q2	Q3	Q4
No. of SBC Owned Stock	3	5	16	24		

Households on the Housing Register

	22/23	23/24	Q1	Q2	Q3	Q4
No. of households on Housing Register	1,433	1,730	1,813	1,836		
No. of lets through housing register.	297	423	133	89*		

*provisional

Affordable Homes Delivered

	22/23	23/24	Q1	Q2	Q3	Q4
New Affordable Homes	208	289	57	38		

- 2.5 The numbers in TA have increased this quarter, mainly due to a fire in a HMO in Faversham although seasonal trend always show a slight uplift in September. We have seen an increase of use of our own stock this quarter as more properties have completed, this will be a continuing trend until the current programme is completed. Once all properties are commissioned the void rates will also be included in this report. Currently we have one property that has been damaged and insurance works are being carried out due to a fire to an adjacent property. The Housing Register demand has continued to increase, with more households seeking and be eligible for social and affordable homes. Affordable Homes continue to be delivered at a good rate, although we know the future pipeline will not sustain these results.
- 2.6 The Q2 budget monitoring is currently being completed and hasn't been completed in time for this report, which this quarter we are also adjusting to take into consideration the virement agreed by Policy and Resources Committee to invest in staff and profiling of SBC owned properties. A summary will be provided to committee members shortly.
- 2.7 However, the gross external TA costs from April – Sept 2024 was £2.1m which is a reduction compared to the same period in 2023 of £2.3m. This has been attributed to the reduction in the overall no. of households in TA and also the use of our own TA during this financial year.

2.7 Risks and Issues

- Demand for homelessness services across the country is still high and is anticipated to continue.
- We have seen limited mortgage repossession cases coming through and there are national reports of customers falling behind.

- We are just finalising the agreements for Old Johnson House and Bridge House; these should be in place this quarter.
- If RSI Funding is not continued, then we are at risk of losing funding for other accommodation in the borough.
- Delivery of Affordable Housing remains an issue, despite planning committee securing a strong pipeline, there are not RPs prepared to purchase the properties.
- RPs have scaled back delivery programmes due to viability and capacity within the sector.

3 Proposals

3.1 To scrutinise the performance report and controls in place to manage the TA budget.

4 Alternative Options

4.1 None

5 Consultation Undertaken or Proposed

5.1 None.

6 Implications

Issue	Implications
Corporate Plan	Health & Housing - To aspire to be a borough where everyone has access to a decent home and improved health and wellbeing. Running the Council - Working within our resources to proactively engage with communities and outside bodies to deliver in a transparent and efficient way
Financial, Resource and Property	This report looks at the performance monitoring in relation to the TA budget.
Legal, Statutory and Procurement	Local housing authorities have a duty to secure accommodation for unintentionally homeless households in priority need under Part 7 of the Housing Act 1996 (as amended). Households might be placed in temporary accommodation pending the completion of inquiries into an application, or they might spend time waiting in temporary accommodation after an application is accepted until suitable secure accommodation becomes available.
Crime and Disorder	None at this stage.
Environment and Climate/Ecological Emergency	None at this stage.
Health and Wellbeing	None at this stage.

Safeguarding of Children, Young People and Vulnerable Adults	None at this stage.
Risk Management and Health and Safety	The TA budget has been identified as a corporate risk, due to demand on the service and the budgetary impacts.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.

7 Appendices

None

8 Background Papers

8.1 There are no background papers.