

# Arun District Council

<b>REPORT TO:</b>	<b>Housing and Wellbeing Committee</b>
<b>SUBJECT:</b>	<b>SHAP (Single Homeless Accommodation Programme)</b>
<b>LEAD OFFICER:</b>	<b>Jayne Knight Housing Options Manager</b>
<b>LEAD MEMBER:</b>	Cllr Carol Birch, Chair of Housing and Wellbeing Committee
<b>WARDS:</b>	<b>All</b>

## **CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:**

SHAP will support the following aims of the council Vision.

Improving the wellbeing of Arun

- Support those who are homeless, street homeless or at risk of homelessness in emergency or temporary accommodation to improve health outcomes.

Delivering the right homes in the right places

- Support those in our community that most need help, providing a safety net where necessary and working with people and organisations to meet different needs.
- Support households with complex needs to secure suitable accommodation.
- Ensure the existing housing stock in the district (private sector and council owned) is maintained to a high standard.
- Continue to bring empty homes back into use for the benefit of the community.

## **DIRECTORATE POLICY CONTEXT:**

The objective of SHAP is to increase the supply of high-quality, longer-term accommodation with accompanying support to address gaps in homelessness pathway provision.

The current homelessness strategy identifies the need to increase housing supply across all tenures

- To supply the housing that Arun residents need
- To maximise Homes England grant funding to ADC
- To make housing affordable and sustainable
- To work in partnership with Housing Associations to maximise delivery of affordable housing

One of the main objectives of this Housing & Homelessness strategy is to create sustainable communities to meet the needs of all residents. We are keen to support vulnerable people to live a full and independent life with the same choices, opportunities and responsibilities as the rest of the community.

## **FINANCIAL SUMMARY:**

SHAP has a national allocation of £200 million administered by Homes England. Authorities are invited to make bids for suitable schemes during specified periods, the next being in September 23 and another to follow in November 23.

The grant application is split between capital and revenue. When a scheme bid is submitted the authority can apply for the capital cost and for three years of revenue to cover support costs.

Schemes must be ready to occupy by March 2025, which is a short timescale, especially for building new properties.

We have identified potential schemes for submission but the financial appraisals for these potential bids is still being completed, ready for the September application date. This report is not seeking approval for the full scheme costs and approval to proceed; those recommendations will be presented to Committee in a future report.

## **1. PURPOSE OF REPORT**

- 1.1. To seek Committee approval to proceed with submitting suitable accommodation schemes for funding consideration in accordance with the SHAP grant conditions. This does not commit the Council to proceeding with any projects, which will only happen subject to further Committee approval, including a financial evaluation.

## **2. RECOMMENDATIONS**

- 2.1. The Committee approves the submission of suitable accommodation schemes for SHAP funding.

## **3. EXECUTIVE SUMMARY**

- 3.1. Arun District Council have been invited to apply for SHAP by DLUHC and Homes England. The bid is in two parts, a capital bid for the properties to be acquired, and a revenue bid for three years of support provision. The intention is for these properties to be assets owned by the authority.
- 3.2. A gap analysis has been undertaken and submitted to DLUHC as part of the preliminary bid. It identified the local needs environment, including the need for high-level complex need support accommodation in Littlehampton and longer term, low-support accommodation in Bognor Regis.
- 3.3. DLUHC guidance says Councils will be expected to demonstrate value for money, including grant per unit and revenue cost per person per unit. Councils should also utilise other sources of funding where possible, for example through joint working with local partners, use of capital receipts and borrowing to lessen reliance on central government funding. Longevity of the capital asset will also be considered.

3.4. We have no available commuted sums and intend to use borrowing to fund the balance of the costs. The level of borrowing will be determined by the scheme financial appraisal and will form part of our submission and future report to this committee.

3.5. Preference will be given to schemes that provide homes which are additional housing stock or bring additional homes into use within the sector.

#### **4. DETAIL**

4.1. Several possible projects have been identified to meet the gaps identified in the analysis.

4.2. The gap analysis was based on multiple datasets including:

- Data submitted to DLUHC on rough sleeping under the rough sleeper initiative
- Support referrals
- Rough sleeper placements and the prevailing level of rough sleeping
- Data on those who return to the streets due to lack of support
- Local availability of high needs supported accommodation
- Data on the demand for existing supported accommodation including average length of stay and barriers to moving on
- Feedback from various meetings with local partner agencies, including Stonepillow, Turning Tides and Bognor Housing Trust

4.3. The gap analysis has identified a need for high-level complex need support accommodation in Littlehampton and longer term, low-support accommodation in Bognor Regis.

4.4. DLUHC have had previous capital grant schemes like SHAP. Arun DC has not applied for these previous opportunities and DLUHC are strongly supporting our participation in this scheme.

#### **5. CONSULTATION**

5.1. Consultation has been undertaken with all relevant departments and agencies including:

- Housing Options
- Rough Sleeper Team
- Anti-Social Behaviour Team
- Stonepillow
- Turning Tides
- Bognor Housing Trust
- Adult Social Care
- Policing Teams
- Community Mental Health Team
- Drug and alcohol support
- Emergency accommodation providers

**6. OPTIONS / ALTERNATIVES CONSIDERED**

The alternative is to not submit a bid, however funding for RSI (Rough Sleeper Initiative) ends in March 25, along with all the current accommodation solutions for this cohort. SHAP gives ADC the opportunity to secure long term housing solutions for the increasing numbers of single homeless households across the district.

**7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

7.1. There are no financial implications arising from this report, but should the Council be successful in its bid for SHAP funding, there will be a need to identify matched funding. A further report to Members will be submitted, which will include a greater level of financial detail. Members will be aware however, that there is no funding identified at this stage and any future proposals will need to be included in a business case and subject to a rigorous financial evaluation to ensure that they are both affordable and provide value for money.

**8. RISK ASSESSMENT CONSIDERATIONS**

Risk	Mitigation
Bid is unsuccessful:	This is a potential outcome and in that case the schemes will not proceed
Planning approval:	This is a potential outcome and in that case the schemes will not proceed
Properties not ready:	We are proposing the use of modular homes to reduce the possibility of the properties not being ready in time
Lack of demand:	Our bids are based on a gap analysis [appendix A] which evidences local need

**9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1 There are no direct legal implications arising from this report. Should funding application be approved, appropriate legal agreements will be required governing the use of the funding and the Council's obligations.

**10. HUMAN RESOURCES IMPACT**

None, these properties will be managed within existing resources.

**11. HEALTH & SAFETY IMPACT**

There are no health and safety implications.

**12. PROPERTY & ESTATES IMPACT**

The schemes will be managed by Housing and as such have no impact on corporate estate management services.

**13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

The properties will be used to support people who either have been or were at imminent risk of rough sleeping. As such they provide a valuable resource for some of our most vulnerable citizens.

Rough sleeping not only harms those experiencing it but it also negatively impacts our parks, greenspaces and town centres. If these schemes are developed they will provide high quality accommodation, providing safety, comfort and dignity to some of the most vulnerable members of our community.

**14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

Any schemes proposed will be developed to high environmental standards with an emphasis on energy efficiency.

**15. CRIME AND DISORDER REDUCTION IMPACT**

Rough sleeping can lead to ASB and crime particularly in the town centres. By providing accommodation with a supported pathway and specialist support this will positively reduce town centre ASB and improve the welfare of Rough sleeping clients, in a safe environment.

**16. HUMAN RIGHTS IMPACT**

There are no human rights implications.

**17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

Not applicable

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**BACKGROUND DOCUMENTS:**

None