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Supporting People Savings - Housing Thurrock Council 2014

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Service : CWL

Details:

Private Sheltered Housing block with 30 units. Currently supporting people paying £15 per week for 12 tenants due to shortfall in rent. (£9,755 per year). No new agreements being made however so cost will naturally reduce over time.

Rationale for termination: Scheme not strategically relevant

Housing Comments:

Housing to pick this up from Housing General Fund. Potential that evictions will happen if shortfall not met and cost for homelessness will exceed £10,000 per year. More strategic conversation to take place between Housing and CWL.



Service : Charles Street

Details:

29 units, including family units used for temporary accommodation whilst assessing homelessness applications. Currently run by Family Mosaic for £153,339 per year who also receive rental charge from the tenants.

Rationale for termination:

Housing owned building providing homeless temporary accommodation for Housing services.

Housing Comments:

Housing to pick this up joint HRA and General Fund. HRA to pay for security, maintenance and cleaning of building. Rental income from temporary accommodation, of around £191k per year, to go to Housing General Fund and be used to provide some level of support for tenants of Charles Street.

Need to tie in with Children's Service who use the 5 family units.



Service : Homeless Early Intervention

Details:

Run by Family Mosaic working with 7 “hard to reach” families at a time looking to prevent Homelessness. Generally the many issues in the families however private rent arrears is the main risk to loosing home.

Rationale for termination:

Service for prevention of homelessness.

Housing Comments:

HRA not able to pick up this service. However HRA currently paying for similar service for Council Tenants. Housing to tender both services out (Private and Tenants) to look at reducing price for both HRA and General Fund.



Service : Single Homeless Floating Support Service

Details:

Lined to last service. Floating support dealing with up to 47 single homeless at a time, including the use of 19 HRA flats to look at step down and get young people into tenancies in a supported manner. Cost of service £147k per year.

Rationale for termination:

Prevention of Homelessness Function

Housing Comments:

Housing to pick this up joint HRA and General Fund. HRA to continue to provide flats. Children's Service to use flats as provision for transition for 17/8 year old. Income (£119,000) should already go to HRA and used for supporting tenancy sustainment services.

Additional 47 placements to be picked up through homelessness or Children's Services



Principle:

Where additional any services are provided using Housing owned buildings then HRA can cover some of the service or additional rental income can go into Housing General fund to help continue some level of the service currently being provided.

Where service are in private owned buildings the HRA or Housing General Fund are not able to fund this.

Housing will look at ability to support / guarantee tenancies for 16 /17 year olds

Risk:

Housing are concerned over the potential knock on affect of closing these schemes. On the face of it £1m of the £1.8m Supporting People fund has been used to “prevent homelessness”. However in comparison Housing General Fund has only c.£700k for preventing and addressing homelessness. There is a mismatch here which could cause a serious strain on the Housing General Fund.



Possible Future Model:

17yrs and under – Children’s Services provide placements with the intention of Housing picking up at 18yrs under the Single Person Floating Support 19 HRA properties with support provided by HRA.

18yrs + – Low risk. Funded and assessed as usual through Housing General Fund utilising Clarence Road for temporary accommodation.

18yrs + - High risk. Charles Street with income from properties providing floating support services to support users.

All homelessness prevention and assessment from 18 years and over to be completed by Housing and not in other parts of the Council, to gain economies of scale.

Estimate of total effect on Housing Department

- Housing General Fund: £250,000 (zero cost)
 - CWL - £10k costs
 - Charles Street - £190k income to reinvest in service users
 - Single Homeless Floating support - £70k income to invest in tenancy sustainment
- Housing Revenue Account £120,000
 - Debt Advice Service £70k
 - Support for Charles Street repairs, security and cleaning £50k