

Council

25 July 2019

Agenda Item 27

Brighton & Hove City Council

Subject: **Purchase Options for Short-Term Temporary Accommodation** - Extract from the proceedings of the Housing & New Homes Committee meeting held on the 19 June 2019

Date of Meeting: **25 July 2019**

Report of: **Executive Lead Officer for Strategy, Governance & Law**

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Wards Affected: All

FOR GENERAL RELEASE***Action Required of the Full Council:***

To receive the item referred from the Housing & New Homes Committee for information:

Recommendation: That the report be noted.

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

4.00pm 19 JUNE 2019

COUNCIL CHAMBER, HOVE TOWN HALL,

MINUTES

Present: Councillor Allcock (Chair), Brennan (Deputy Chair), Gibson (Opposition Spokesperson, Mears (Spokesperson), Atkinson, Barnett, Fowler, Heley, Hugh-Jones and Osborne.

PART ONE

12. PURCHASE OPTIONS FOR SHORT-TERM TEMPORARY ACCOMMODATION

- 12.1. The Committee considered a report of the Executive Director for Neighbourhoods, Communications & Housing that sought to improve housing supply in the city, in particular the supply of affordable homes for rent which is a key element of the citywide Housing Strategy and the commitment to provide more council owned temporary accommodation. The report sets out options and considerations to achieve the delivery of short-term accommodation by the council.
- 12.2. Following questions Councillor Mears was informed that short-term accommodation was not good for people. It was stated that suitable new homes that can be used ongoing as permanent accommodation in the future are needed and emergency accommodation needs to be reduced. The strategy is to reduce the use of temporary accommodation through early intervention, increased use of private rented accommodation and moving people on through the Housing Allocation policy. It was also noted that the model is to have less short term / emergency accommodation and more long-term accommodation. It was noted that appendix of the report outlined the modelled number of units in April 2019 and showed the planned reduction over the year to March 2020.
- 12.3. Councillor Allcock stated that there was a national housing crisis and there was a need to build as many new homes as possible. It was considered a positive that temporary accommodation could be flexible.
- 12.4. Councillor Heley was informed that the purchase of accommodation was only within and not outside the city and there were no plans to change the policy at this time
- 12.5. Councillor Atkinson noted the 1.2m from 2015/16 to 2.8m in 2018/19 due to the increased demand for temporary accommodation. It was also considered that under revenue costs – staffing, regular checks by security on properties out-of-hours and ‘to be called in an emergency’ was a positive way forward.

- 12.6. Councillor Gibson welcomed the report and agreed that replacing costly providers was a positive as the Authority would own the assets at the end and agreed that the modelling was very good.
- 12.7. Councillor Gibson was informed following questions that income assumptions on average to external providers was £282.00 per property per week, with an average income of £157.00 giving a net cost to the general fund of £125.00 per property per week. It was also noted that the current average repair time is five months.
- 12.8. Councillor Brennan was informed that Wi-Fi could be supplied to Brighton and Hove City Council accommodation at additional cost.
- 12.9. The Chair noted the comments and welcomed the report and the financial implications set out in the report.
- 12.10. **RESOLVED:** That it be noted the contents of the report and the business case will be developed to assess available properties as being potentially suitable for Short-term Temporary Accommodation for consideration at a future committee.

14. ITEMS TO BE REFERRED TO COUNCIL FOR INFORMATION

- 14.1 **RESOLVED:** That report relating to Item 12 on the agenda, Purchase Options for Short-term Temporary Accommodation be referred to the council meeting on the 25th July for information.

