

HOUSING COMMITTEE	Agenda Item 71
	Brighton & Hove City Council

Subject:	Housing Careleavers update		
Date of Meeting:	30th April 2014		
Report of:	Executive Director Environment, Development & Housing and Executive Director of Children's Services		
Contact Officer:	Name:	Sylvia Peckham	Tel: 293318
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Wards Affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT:

- 1.1 The current Council Housing Allocations Policy which was approved by full council on 26th April 2012, gave Band A priority for young people leaving the care of BHCC Children's services who have been assessed as ready to manage an independent tenancy which may include a full package of support to enable this.
- 1.2 Members wished to monitor the impact of this and requested that an annual update be provided to Housing Committee.
- 1.3 This report which has been compiled jointly by Housing and Children's services provides information on those care leavers who were housed in accommodation with Registered Providers under this priority (appendix 1 and 2).
- 1.4 In total we have housed 19 careleavers since the policy change, of which 13 have had no reported issues managing their accommodation which accounts for 68%.
 - 6 careleavers have been housed in accommodation with Registered providers (Housing Associations) and there are no reported issues with managing their tenancies.
 - 12 were housed in council tenancies and details of these were provided in Housing Committee Report in March 2014.
- 1.5 Appendix 3 provides details of the careleavers currently on the Housing Register in Band A waiting for permanent accommodation.
- 1.6 This report is to update members as requested.

2. RECOMMENDATIONS:

- 2.1 That members note the report.

3. CONTEXT/BACKGROUND INFORMATION

- 3.1 Following the report on Housing Care leavers that was brought to Housing Committee 5th March, Members requested information regarding those careleavers who had been accommodated with Registered Providers. Details are provided in Appendix 1 and 2 .
- 3.2 A further issue we have considered is that a young person ceases to be a careleaver and eligible for support from Children's services when they reach the age of 21 (or 25 if in continuing education). A procedure has been agreed between Children's services and Housing management such that Children's services will notify when support is coming to an end and in the event that there are future issues with managing the tenancy, Children's services will be contacted and can assess who would be best placed to provide support. It is envisaged that any such support would be short term as young people in need of long term support will not be referred as ready for social housing. The intention is to provide such support as necessary to enable care leavers to continue to maintain their tenancies in the longer term.
- 3.3 This procedure will be mirrored with the Registered providers.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS:

- 4.1 Not applicable.

5. COMMUNITY ENGAGEMENT & CONSULTATION:

- 5.1 Not applicable

6. CONCLUSION

- 6.1 To note the report.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 The 2013/14 budget for the Home Move team is £0.339m which consists of direct employee costs of £0.284m and non pay costs of £0.055m.
- 7.2 As identified in this report there are 19 care leavers that have been housed since the policy changed which equates to 4.5% of those placed under Band A. It is therefore difficult to quantify any direct impact on other council budgets such as that for Homelessness or Children's.
- 7.3 One of the main financial risks from care leavers is the loss of income due to non payment of rents. As identified in this report, 6 of the 19 care leavers have accrued arrears and with collaborative working with 5 of these care leavers, these arrears have been reduced to a manageable position. Further action has been taken with the remaining 1 and it is estimated that there is a potential pressure of approx, £5k to £6k on income budgets.
- 7.4 The costs to resource the administration of the scheme are being managed within existing budgets.

Finance Officer Consulted: Neil J Smith, Accountant

Date: 07/04/14

Legal Implications:

- 7.5 Full legal implications were attached to the report presented to Council on 26th April 2012. This report is for noting and approval of an existing policy, no proposals for change are made. We are obliged to keep all policies under review from time to time and this is what the report is doing. With no changes there are no new legal implications to take note of.

Legal officer Consulted: Amma Boetang, Senior Solicitor

Date: 26/03/14

Equalities Implications:

- 7.6 An equalities impact assessment was carried out at the time on the policy changes.

Sustainability Implications:

7.7

Risk and Opportunity Management Implications:

- 7.8 Failure to adopt the changes prescribed in the attached new Allocations Policy could render the Local Authority vulnerable to legal challenge.

Corporate / Citywide Implications

- 7.9 Limited social housing stock will be used in the best and most efficient way possible to balance the needs of residents and the council.

Properties let to careleavers under Choice based lettings since 1.4.13

(TI = Total Indebtedness)

Status or Let Date	Address	Priority Date	Notes
01-Apr-13	Brighton	07-Sep-12	Council tenant on full HB, no arrears
08-Jul-13	Brighton	04-Feb-13	RSL tenant no reports
24-May-13	Brighton	02-Apr-12	RSL tenant no reports
12-Aug-13	Hove	13-May-13	Council tenant on full HB, no arrears
24-Jun-13	Brighton	15-Mar-13	Council tenant who moved in June 2013 - TI went up to £731.18. slowly reduced now to £146.04 - No HB
22-Jul-13	Brighton	12-Dec-12	Council tenant on full HB, no arrears
26-Aug-13	Brighton	18-Apr-13	Council tenant who moved in August 2013 – TI went up to £406.60. slowly reduced now to nil - didn't get HB until November
21-Oct-13	Brighton	23-Jul-13	Council tenant who moved in October – partner works and their account is in credit
04-Nov-13	Brighton	05-Sep-13	Council tenant who moved in November 2013 - arrears of £390.00 from a previous tenancy as she did not hand her notice in and so this debt has accrued. Have passed to Credit Control to chase the debt

Moved between 1.4.12 – 31.3.13

Let Date	Address	Priority Date	Offer Date	Notes
27-Aug-12	Hove	12-Apr-11	21-Jun-12	RSL- no reports
10-Sep-12	Brighton	16-Aug-12	03-Sep-12	No issues
15-Oct-12	Brighton	02-May-12	13-Sep-12	RSL- no reports
24-Oct-12	Brighton	02-May-12	13-Sep-12	RSL- no reports
21-Jan-13	Hove	01-Jun-12	14-Jan-13	RSL- no reports
04-Feb-13	Brighton	16-Aug-12	06-Dec-12	£109.33 TI- NOSP warning
04-Feb-13	Brighton	08-Jun-12	10-Jan-13	£3160.62 TI- tenancy action underway
04-Mar-13	Brighton	20-Aug-12	24-Jan-13	£509.37 TI- NOSP warning
07-May-12	Brighton	11-Nov-11	15-Mar-12	RSL- no reports
25-Jun-12	Brighton	08-Feb-12	27-Apr-12	No issues

Careleavers waiting to move:

Status	Surname	Priority Date	Last Bid
careleaver	Client A	22-Oct-13	23-Jan-14
careleaver	Client B	08-Aug-13	15-Jan-14
careleaver	Client C	07-Oct-13	14-Jan-14
careleaver	Client D	07-Jan-13	31-Jul-13