

Communities, Housing and Environment Committee

20 March 2018

Is the final decision on the recommendations in this report to be made at this meeting?

Yes

Temporary Accommodation Strategy Review

Final Decision-Maker	Communities, Housing and Environment Committee
Lead Head of Service	John Littlemore, Head of Housing and Community Services
Lead Officer and Report Author	John Littlemore, Head of Housing and Community Services
Wards affected	All

Reason for urgency

The Council is in a position to close negotiations on the acquisition of temporary accommodation and any delay in agreeing the recommendation may result in the loss of opportunity to purchase the additional units.

This report makes the following recommendations to this Committee:

1. That the Communities, Housing & Environment Committee gives delegated authority to the Director of Finance and Business Improvement to determine the number, size and type of temporary accommodation to be acquired in accordance with the decision made the Communities, Housing & Environment Committee on 12 December 2017, within the previously agreed budget of £4.5m.

This report relates to the following corporate priorities:

- Keeping Maidstone Borough an attractive place for all
- Securing a successful economy for Maidstone Borough

Timetable

Meeting	Date
Corporate Leadership Team	21 November 2017
Communities, Housing & Environment Committee	12 December 2017

Temporary Accommodation Strategy Review

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 The Communities, Housing & Environment Committee agreed at its meeting on 12 December 2017 to purchase an additional 15 units of temporary accommodation at a maximum cost of £4.5m in order to meet an increase in demand from homeless households and to continue the positive impact of the Temporary Accommodation Strategy.
- 1.2 At the time of the report being drafted it set out the number and type of additional units to be purchased. The recommendation included a specific number of one and two bedroom property. However, the needs of the Council have altered in terms of the size and type of accommodation. This report seeks to amend the original recommendation to allow flexibility in the type and size of accommodation to be purchased whilst remaining within the original budget approved by the Committee.
- 1.3 The recommendation will permit the Director of Finance and Improvement to agree with officer from the Housing Service the type and size of accommodation that will provide the best use for the Council in implementing the Temporary Accommodation Strategy. It is proposed to broaden the size of accommodation originally envisaged from one and two bedroom properties, so that there is no restriction in the number of bedrooms per property acquired, as long as the overall budget is adhered to.

2. AVAILABLE OPTIONS

- 2.1 The Committee could choose not to follow the recommendation but to do so would not enable the Council to fully realise the benefit that could be obtained by purchasing a broader range of temporary accommodation.
- 2.2 Approve the recommendation to give delegated authority to the Director of Finance and Business Improvement to determine the number, size and type of temporary accommodation to be acquired in accordance with the decision made the Communities, Housing & Environment Committee and to remain within the budget approved in the report dated 12 December 2017.

3. PREFERRED OPTION AND REASONS FOR RECOMMENDATIONS

- 3.1 The preferred option is within paragraph 2.2, as this will allow the Council to make best use of the funds previously agreed to purchase additional temporary accommodation.
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4. CROSS-CUTTING ISSUES AND IMPLICATIONS

Issue	Implications	Sign-off
Impact on Corporate Priorities	Preventing homelessness is a key priority of the Housing Strategy. 'A home for everyone' is a priority within the strategic plan	John Littlemore (Head of Housing and Community Services)
Risk Management	The budgetary pressures the Council faces must be balanced with the statutory homelessness duties that the Council must provide	John Littlemore (Head of Housing and Community Services)
Financial	The budget is to remain within the agreed amount referred to in the report of 12 December 2017. A reduction in the cost of providing temporary accommodation will provide ongoing savings	Section 151 Officer & Finance Team
Staffing		
Legal	Involvement will be sought from MKLS throughout, where needed.	Sarah Swain, Team Leader (Contracts and Commissioning) Mid Kent Legal Services
Equality Impact Needs Assessment		
Environmental/Sustainable Development		
Community Safety		
Human Rights Act		
Procurement		
Asset Management		

5. REPORT APPENDICES

None

6. BACKGROUND PAPERS

Temporary Accommodation Strategy Review Report - December 2017