

REPORT TO: HOUSING COMMITTEE – 20 NOVEMBER 2006

REPORT ON: HOMELESSNESS PERFORMANCE REPORT

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 632-2006

1. PURPOSE OF REPORT

1.1. To inform Housing Committee of the Housing Department performance for homelessness presentations, provision of temporary accommodation and numbers rehoused.

2. RECOMMENDATIONS

2.1. That Housing Committee note the content of this report.

3. FINANCIAL IMPLICATIONS

The Capital costs required to implement these initiatives are estimated at £100,000. This expenditure will be funded from General Services Capital Budget 2006/2007. Revenue costs are estimated at £69,000 and can be met from the Housing Revenue Account. These costs are recoverable from future income generated from these initiatives.

4. SUSTAINABILITY POLICY IMPLICATIONS

4.1. Sustainability

a. None.

4.2. Anti Poverty

a. Service provision will provide accommodation and support to homeless families.

5. EQUAL OPPORTUNITIES IMPLICATIONS

5.1. Carrying out statutory duties to persons who present as homeless fulfils the Council's commitment to assist those in need by ensuring that needs are assessed and a range of accommodation is available for local people.

6. BACKGROUND

6.1. Part 2 of the Housing (Scotland) Act 1987 as amended by the Housing (Scotland) Act 2001 and the Homelessness etc. (Scotland) Act 2003 impose a range of statutory duties on Dundee City Council to households who present as homeless. Primary duties include the provision of immediate temporary accommodation to any person who claims to be homeless and the provision of permanent accommodation to all applicants who have been assessed as unintentionally homeless and in priority need.

6.2. Prior to October 2002 local authorities' obligations to homeless persons were governed by the provisions of Part 2 of the Housing (Scotland) Act 1987, related legislation and the Code of Guidance Scotland. Many advocates had argued that the provisions of the 1987 Act were too limited and that greater emphasis had to be given to improving the legal

rights of homeless people and to addressing the underlying causes of homelessness in Scotland.

- 6.3. As part of a wide ranging social justice and social inclusion agenda the Scottish Parliament set up the Homelessness Task Force in August 1999. The remit of the Task Force was to undertake a fundamental review of policy and practice which impacts on homeless people in Scotland and to make recommendations for the expansion of rights and services for homeless people. The first report of the Task Force, published in early 2000 made recommendations which formed the basis of Part 1 of the Housing (Scotland) Act 2001. The second and final report made further and more wide ranging recommendations for change and has culminated in the Homelessness etc. (Scotland) Act 2003.
- 6.4. The additional obligations contained in the 2001 Act came into force in October 2002 and have placed considerable strain on the City Council's Homeless Service both in terms of physical resources required to meet demand for accommodation and staffing resources required to deal with increased demand from persons presenting and requiring a service.

At this time the 2003 Act has received Royal Assent but has not been fully enacted. The 2003 Act goes much further than the 2001 Act in strengthening the rights of homeless people and when fully enacted, will present additional challenges to the City Council in meeting its statutory obligations.

7. TEMPORARY ACCOMMODATION

- 7.1. In order to meet our primary statutory obligation towards homeless people – that of the provision of immediate temporary accommodation – the Homeless Services operates a total of 144 units of directly accessible temporary accommodation. The following table details the range of accommodation available.

TYPE	UNITS	SINGLE ROOM	1-APT	2-APT	3-APT	4-APT	5-APT
Network Flats	102	-	3	30	53	14	2
Supervised Accommodation Unit	10	-	2	-	7	1	-
Single Supervised Unit	11	-	-	11	-	-	-
Lily Walker Centre	21	16	1	-	1	2	1
TOTAL	144	16	6	41	61	17	3

The increase in the numbers requiring temporary accommodation has led to an expansion of dispersed furnished accommodation and a far greater reliance on the use of bed and breakfast. Currently this service operates 144 units of temporary accommodation. A further 40 placements per month in B & B are required to meet demand. In addition to City Council operated temporary accommodation the Homeless Service work in partnership with a range of voluntary organisations to provide crisis temporary accommodation to roofless persons.

8. FUTURE PLANS

- 8.1. In recognition of the ever increasing demand for homeless services arising from socio economic factors and legislative change a number of initiatives are ongoing to address the shortfall in temporary accommodation and in particular reduce the use of bed and breakfast. In addition, the following projects are proposed which will increase the supply of temporary accommodation and support to homeless applicants.

These include:

- Furnishing 10 Network Flats as a short term replacement to the provision at Honeygreen Road. Estimated cost £50K.
- Leasing and equipping up to 10 family accommodation units from R.S.L.s across the city. Estimated cost = £50 K.
- Continuing to expand our own stock of temporary accommodation utilising Communities Scotland Furnished Tenancy Grant. Some additional funding may be required for disposable items necessary for first time habitation for 20 families. Estimated cost = £30 K.
- Putting in place a Management Agreement with Hillcrest H.A. to refurbish existing stock from temporary homeless accommodation (Rosefield Street). This will provide 9 flats. Some funding may be required for disposable items necessary for first time habitation. Estimated cost = £9 K.
- Rehousing of homeless persons through S5 Referral protocol with local R.S.L.
- Commissioning Positive Steps Partnership/Cyrenians Outreach Team to provide specialist support services to assist single homeless people to move on from hostels and B & Bs. Some “start-up” packs may be required for first time tenancies. Estimated cost = £15 K.
- Reviewing our own Letting Policy in order to give additional priority to rehousing homeless persons (Housing Committee 23rd October 2006). Likely to generate increased demand for start-up packs. Estimated cost = £15 K.
- Concentration on prevention of Homelessness in our revised 2007 Homelessness Strategy.
- Introducing a new Anti Social/Homeless Services/N.C.H. project aimed at supporting young people in tenancies who would otherwise find themselves homeless because of lifestyle issues.
- Introducing new initiative in association with Throughcare Support Services (East Port House) aimed at reducing repeat homeless involving frequent repeat offenders.
- Commissioning research into Single Homelessness within the city in order to better focus resources and preventative services.
- Introducing a commitment that all Management Reports, Policies and Procedures will consider Homelessness Implications to ensure a focus on the prevention of Homelessness.

9. PERFORMANCE REPORT

The tables overleaf give figures for the numbers presenting as homeless, the numbers assessed, those provided with temporary accommodation and those rehoused for the first quarter 2006-07 (1 April – 30 June).

Homeless Presentations		
2006-07	Number of Applicants	Year End Projection
Quarter 1	560	2240
Quarter 2	532	2184
Quarter 3		
Quarter 4		

Homeless Assessments		
2006-07	Number of Assessments	Average Time to Assess
Quarter 1	460	23 Days
Quarter 2	507	29 Days
Quarter 3		
Quarter 4		

Provision of Temporary Accommodation				
2006-07 Quarter 1	Lily Walker Centre	Local Authority Furnished Dwellings	Bed & Breakfast	
			Single	Family
Number of Admissions	24	59	86	24
Number of Vacations	26	55	96	27
Average Length of Stay Per Household	66.2 Days	216.5 Days	54.4 Days	70.7 Days

Provision of Temporary Accommodation				
2006-07 Quarter 2	Lily Walker Centre	Local Authority Furnished Dwellings	Bed & Breakfast	
			Single	Family
Number of Admissions	24	45	64	20
Number of Vacations	24	52	69	25
Average Length of Stay Per Household	73.3 Days	224 Days	64.7 Days	79.4 Days

Provision of Permanent Accommodation			
2006-07	Number of Households Awaiting Rehousing	Number of Lets to Homeless Households	Percentage of Total Lets
Quarter 1	481	107	26%
Quarter 2	516	92	26%
Quarter 3			
Quarter 4			

10. **CONSULTATION**

10.1. The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and all Chief Officers have been consulted regarding the contents of this report.

11. **BACKGROUND PAPERS**

11.1. None.

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OCTOBER 2006