

URGENT DECISION BY THE CHIEF EXECUTIVE OFFICER



DATE	5.03.24
PORTFOLIO	Housing & Development Control
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Additional Local Authority Housing Fund (LAHF) for Temporary Accommodation

PURPOSE

1. To seek approval to accept the additional £201,000 from the Home Office do deliver a further three homes for continued use as temporary accommodation for general housing needs purposes.

RECOMMENDATION

2. It is recommended that the Chief Executive using urgency powers under Part 3 of the Constitution (Executive Functions) agrees to:
3. Endorse this report
4. Delegate authority to the Head of Legal & Democracy Services to agree and sign the addendum to the Council's existing MOU with the Home Office to deliver the additional funding from the Local Authority Housing Fund 23-24 for the purposes of acquiring a further three empty properties to use as temporary accommodation for general housing needs.
5. That call in be waived by the Executive following agreement with the Chair of Scrutiny due to the urgency of this decision to ensure the Council receive the Home Office funding.

REASONS FOR RECOMMENDATION

6. To reduce the ongoing revenue cost of temporary accommodation as the Council will no longer pay the annual lease cost to the property owners.
7. To have control of the temporary accommodation to ensure the properties are maintained to a good standard, well managed for homeless families and remain in use as temporary accommodation for as long as the Council determines there is a need.

8. To increase the number of Council owned temporary accommodation properties by three taking the total to twenty including the six from the Rough Sleeping Accommodation.

SUMMARY OF KEY POINTS

9. As a result of the Covid 19 pandemic and the Governments instruction of “everyone in”, the Council rapidly secured additional temporary accommodation through lease agreements with accredited private landlords. Following the Pandemic, the properties continue to be in high demand for temporary accommodation from families requesting assistance under the Council’s statutory homelessness duties.
10. Homelessness legislations states that families should not be accommodated in B&B accommodation, or if this proves unavoidable, should be housed there for no more than 6 weeks. To achieve this objective, it has been necessary to increase the number of family properties the Council has available for homeless households.
11. To meet the increasing demand for family accommodation the Council has extended the leases on the properties from accredited landlords. This has been successful, and fewer families have been placed into B&B accommodation.
12. To support Councils the Home Office implemented a Local Authority Fund 23-24, allocating initial funding and inviting each local authority to submit a validation form. Burnley received an initial capital allocation of £469,000 to deliver 6 homes. To date the Council have delivered 2 of these homes with the remaining 4 completing by the end of March/April 2024.
13. In January 2024 the Home Office invited further expressions of interest for additional LAHF funding that may become available. Further funding has become available, and the Council were informed on the 29th February 2024 that they have been awarded a further £201,000 to deliver an additional three homes by August 2024 to use as temporary accommodation for general housing needs.
14. The additional three homes can be delivered through the empty homes project but funded through LHAF and the Council’s Asylum Seekers Fund.
15. To receive this additional funding the addendum to the MOU requires signing and returning to the Home Office by the 11th March 2024.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

16. It is estimated from the current market valuations that the cost to acquire and renovate the three additional homes will be £270,000. These properties will be funded through the

Home Office Local Funding 23-24 of £201,000 and the remaining from the Council's Asylum Seekers Fund.

POLICY IMPLICATIONS

17. There are no direct policy implications. This scheme will be delivered within the Councils existing policy framework which supports the Prevention of Homelessness Strategy.

DETAILS OF CONSULTATION

18. Councillor Gail Barton, Chair of Scrutiny

BACKGROUND PAPERS

19. None

FURTHER INFORMATION

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