

REPORT TO EXECUTIVE



DATE	04.04.24
PORTFOLIO	Leadership
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Additional Local Authority Housing Fund Round 3 (LAHF R3) for Temporary Accommodation

PURPOSE

1. To seek approval to accept the additional £134,800 from the Department for Levelling Up, Housing and Communities ('DLUHC') to deliver a further two homes for continued use as temporary accommodation.

RECOMMENDATION

2. To delegate authority to the Head of Legal & Democratic Services to enter into an agreement with the DLUHC to deliver the Local Authority Housing Fund Round 3 25/26 as per the report.

REASONS FOR RECOMMENDATION

3. To reduce the ongoing revenue cost of temporary accommodation as the Council will no longer pay the annual lease cost to the property owners.
4. 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.
5. To increase the number of Council owned temporary accommodation properties by two taking the total to twenty-two including the six from the Rough Sleeping Accommodation.

SUMMARY OF KEY POINTS

6. 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.
7. 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.
8. 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.
9. To support Councils the Home Office and DLHUC 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.
10. 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.
11. On the 7th March 2024 the Council received an initial funding allocation from LAHF R3 of £134,800 capital funding and £1,000 revenue funding to deliver 1 home for temporary accommodation for general housing needs. The other home for temporary accommodation for a family that is part of the Government's Afghan Relocations and Assistance Policy (ARAP), for Afghan citizens who worked with the UK Government in Afghanistan and that are deemed eligible by the Ministry of Defence.
12. To receive this additional funding the validation form must be completed by the 28th March 2024 then the MOU requires signing and returning to DLHUC.

The table below summaries the funding received or allocated regarding the Local Authority Housing Funds:

*The remaining 11 temporary accommodation units were funded through other sources.

Round	Amount	Properties	Delivered By
1	£469,000	3 general housing needs 3 resettlement	March 2024
2	£201,000	3 general housing needs	August 2024
3	£134,800 Capital £1,000 Revenue	1 general housing need 1 resettlement	24/25 can run into 25/26

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

13. It is estimated from the current market valuations that the cost to acquire and renovate the 2 additional homes will be £160,000. These properties will be funded through the £134,800 LAHF R3 allocation and the remaining from the Council's Asylum Seekers Fund.

POLICY IMPLICATIONS

14. 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

15. None

BACKGROUND PAPERS

16. None

FURTHER INFORMATION

PLEASE CONTACT:

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ALSO: