

Wards Affected:

All Wards

ITEM 4**DELEGATED DECISION****30 JULY 2019****DRAFT TEMPORARY ACCOMMODATION PLACEMENT POLICY**

Responsible Cabinet Member: Councillor Long -Cabinet Member for Housing and Regeneration

Report Sponsor: Michael Kelleher
Director Housing and Regeneration

Author and contact: Eleanor Nickless
Head of Homelessness Prevention and Housing Access, 01908 253032

Executive Summary:

Levels of homelessness and the use of temporary accommodation have risen since the introduction of the Homelessness Reduction Act in April 2018, and this increased demand for affordable accommodation is not being met in terms of housing supply in Milton Keynes.

Due to the lack of supply of affordable suitable accommodation in Milton Keynes, it may be necessary for households to be offered temporary accommodation outside of Milton Keynes.

The draft Temporary Accommodation Placement Policy sets out the Council's proposed approach to the placement of households in temporary accommodation both in and outside of Milton Keynes.

This report recommends agreeing the draft policy for consultation.

Councillor Nigel Long
Cabinet Member for Housing and Regeneration

1. **Recommendation(s)**
 - 1.1 That a consultation of the Draft Temporary Accommodation Placement Policy for an for an 8 week period be agreed.
2. **Issues**
 - 2.1 Levels of homelessness and the use of temporary accommodation have risen since the introduction of the Homelessness Reduction Act on 3 April 2018.
 - 2.2 The number of homeless applications received during 2018/19 was 3,436, an increase of 140% on the number of applications received in 2017/18 (1,349).

- 2.3 There are currently 795 households in temporary accommodation, a rise of 23% on the number in temporary accommodation at 3 April 2018 (646).
- 2.4 At the same time, the number of affordable social rented properties to let has reduced. Both the available supply of Council properties to let and housing association homes available to the Council for letting have reduced, and the cost of renting a home in the private sector is rising faster than the average household income.
- 2.5 Whilst the Council seeks to accommodate homeless households within Milton Keynes and always considers the suitability of the accommodation, due to the shortage of affordable housing locally and rising rental costs it may be necessary for households to be placed outside of Milton Keynes.
- 2.6 It may therefore be necessary to procure temporary accommodation units outside of Milton Keynes. The policy sets out that where possible these units will be in areas surrounding Milton Keynes. However, at times of high demand and limited supply it may be necessary to secure units further away from Milton Keynes. These units would only be procured when all other reasonable options have been exhausted, and prior to placing a household into such accommodation, an assessment would be undertaken to determine that the placement is affordable in cases where travel to employment is a factor.
- 2.7 A Temporary Accommodation Placement Policy is required to set out the Council's approach to the placement of households in temporary accommodation both in and outside of Milton Keynes. A copy of the draft Temporary Accommodation Placement Policy is attached at the Annex.

3. Options

- 3.1 Do nothing. This option does not address the increasing use of temporary accommodation and our approach to procuring and allocating of such accommodation in line with legislation.
- 3.2 Approve the policy for consultation. This option will give us the opportunity to consult with the public, service users and key partners to better inform the policy, which aims to set out the procurement and allocation of temporary accommodation at a time when demand for such accommodation is high.

4. Implications

4.1 Resources and Risk

- 4.2 The implementation of the Temporary Accommodation Placement Policy is not anticipated to incur additional costs.

	Capital		Revenue		Accommodation
	IT		Medium Term Plan		Asset Management

- 4.3 Carbon and Energy Management N/A

4.4 Legal

4.5 The policy covers interim placements made under Section 188 (1) Housing Act 1996 (“HA96”) while homelessness enquiries are undertaken, and longer-term temporary accommodation placements for households accepted as homeless under Section 193 HA96.

4.6 The policy also covers the statutory requirements on local authorities in respect of the suitability of accommodation, including the Suitability of Accommodation Orders, Chapter 17 of the Homelessness Code of Guidance 2018 and has regard to the need to safeguard and promote the welfare of children, as required by section 11 of the Children Act 2004.

4.7 Other Implications

Y	Equalities/Diversity	N	Sustainability	Y	Human Rights
N	E-Government	Y	Stakeholders	N	Crime and Disorder

Background Papers:

Annex: Draft Temporary Accommodation Placement Policy