






















1. Types of accommodation in West Suffolk

<p>General housing (owner occupied)</p> 	<p>Private rental</p> 	<p>Social housing</p> 	<p>Supported housing</p> 	<p>Specialist housing</p>	<p>Temporary accommodation</p> 	<p>B&B and emergency</p> 	<p>Severe weather provision</p> 
<ul style="list-style-type: none"> • Open market • Key worker and other specialist • Park homes • Modular homes 	<ul style="list-style-type: none"> • Private rental • Lodgings • Shared housing (inc HMOs) • Tied housing (e.g. agriculture, military, horseracing, hospital accommodation) 	<ul style="list-style-type: none"> • Affordable rents • Social rents • Shared ownership 	<ul style="list-style-type: none"> • Provided by registered providers and VCS via SCC contracts • Central referral system and allocation • Mixed level of support – low support needs to high risk • Specialist provision for e.g. young people, mental health, probation • Some private / charitable supported accommodation 	<ul style="list-style-type: none"> • Housing for current and former serving armed forces 	<ul style="list-style-type: none"> • RP owned and managed • Council owned and externally leased / managed • Mixture of self-contained and shared accommodation • Mixed level of support provided 	<ul style="list-style-type: none"> • Private providers of B&B • RP and VCS provide emergency beds (SCC contract) • Use of hotels 	<ul style="list-style-type: none"> • Emergency provision between October and March • Provided by registered provider with some support of VCS








2. Current position in West Suffolk

<p>General housing (owner</p> 	<p>Private rental</p> 	<p>Social housing</p> 	<p>Supported housing</p> 	<p>Specialist housing</p>	<p>Temporary accommodation</p> 	<p>B&B and emergency</p> 	<p>Severe weather provision</p> 
<ul style="list-style-type: none"> • Prohibitive cost of buying • Lack of access for vulnerable and low income • Under occupation in some properties • Downsizing opportunities limited • Some empty properties 	<ul style="list-style-type: none"> • Prohibitive cost of renting • Lack of access for vulnerable and low income • Loss of AST largest contributor to homelessness • Limited options for shared housing and lodging schemes in particular • 59 landlords using WSLP • 62 properties on WSLP list • 47% of properties to rent above LHA. Those under LHA harder to let 	<ul style="list-style-type: none"> • 2,500 on housing register • Average re-let and new build per year 625 • Average homeless acceptances per year 250 	<ul style="list-style-type: none"> • 157 supported housing bed spaces • 193 waiting list 	<ul style="list-style-type: none"> • Referrals via Haig Housing 	<ul style="list-style-type: none"> • 70 beds / units (some temporary for one year only) • Average length of stay 15 weeks 	<ul style="list-style-type: none"> • 20 units B&B • £140479 cost of B&B • 30% approx cost not recovered via HB • 12 emergency beds (SSEA) 6 funded by SCC the remainder are funded through housing benefit claims made directly with providers 	<ul style="list-style-type: none"> • 14 beds currently. Suggest 7-10 in future • 100% of costs incurred by council. No HB subsidy • Approx £50,000 per year to the councils

3. Councils' role

General housing (owner 	Private rental 	Social housing 	Supported housing 	Specialist housing	Temporary accommodation 	B&B and emergency 	Severe weather provision 
<ul style="list-style-type: none"> • Enable via planning • Effective s106 negotiation • Encourage / enforce housing standards • Accelerate housing delivery (subject to commissioned work) 	<ul style="list-style-type: none"> • Encourage / enforce housing standards • Incentivise landlords – WSLP • Could use a third party lodging scheme (can be expensive) • Purchase housing, via Barley Homes, to rent on AST (subject to agreement) 	<ul style="list-style-type: none"> • Effective s106 negotiation • Analysis of need – type and number • Encourage registered providers to adopt different models – shared accommodation, 6 month tenancies etc • Protocols in place to refer tenants who are at risk of losing tenancy 	<ul style="list-style-type: none"> • Influence commissioners (and building case for need / demand) • Enable providers (top up funding as an option) • Direct relationship with providers (not rely on commissioners) • Specialist provision via Barley Homes (long term) • Building capacity and skills in the support / VCS sector • Accessing additional funding to increase provision 	<ul style="list-style-type: none"> • Refer and maintain positive relationship with Haig Housing. 	<ul style="list-style-type: none"> • Manage reduction in demand – including tighter approvals for TA decisions • Ensure effective move-on • Direct purchase of properties for use as TA – capital investment • Consider use of council-owned stock • Ensure quality and standard of accommodation • Actively manage arrangements in place (some on long term with RPs and peppercorn agreements) 	<ul style="list-style-type: none"> • Minimise use of B&B and emergency accommodation • Ensure limited / no use of B&B for families • Ensure quality and standard of accommodation • Provide effective move on options 	<ul style="list-style-type: none"> • Duty to provide SWEP arrangements • Establish a sustainable long-term provision for winter shelter • Consider options for a year round shelter • Secure funding, including best option for Housing Benefit subsidy • Increase capacity of voluntary sector • Identify ways of increasing skills base / availability of support workers

4. Gaps / priority actions

General housing (owner provided) 	Private rental 	Social housing 	Supported housing 	Specialist housing	Temporary accommodation 	B&B and emergency 	Severe weather provision 
<ul style="list-style-type: none"> • Barley Homes to supply additional housing 	<ul style="list-style-type: none"> • Increase incentives for private landlords – explore options and liability for councils (business case needed) • Encourage / invest in lodging schemes (business case needed) • Purchase / lease of private sector accommodation (subject to business cases) 	<ul style="list-style-type: none"> • Influence registered providers – rent levels / affordability • Encourage RPs to offer different tenancy options, including shared accommodation for under 35s 	<ul style="list-style-type: none"> • Ensure access to external funding – bidding rounds • Monitor existing contracts • Provide support to establish evidence base for new HRS contracts (April 2020) change in govt funding 		<ul style="list-style-type: none"> • Refurbish existing council owned property (subject to business cases) • Assess properties on the market for investment (subject to business cases and Asset Management Strategy) • Effective monitoring of existing contracts • Monitor impact of use of TA following new Act 	<ul style="list-style-type: none"> • Effective management of cases to reduce the need for emergency accommodation • Increase option of other accommodation to reduce use and effective move on (links to other types of housing) 	<ul style="list-style-type: none"> • Establish arrangements for beyond winter 2018/19 • Implement the No Second Night Out partnership • Reduce level of rough sleepers • Increase support (and funding) from other agencies • Implement actions in the Homelessness Strategy

5. Opportunities and constraints

