








Appendix A

Housing tenure











Housing tenure

1. Types of accommodation in West Suffolk

<p>General housing (owner occupied)</p> 	<ul style="list-style-type: none"> • Open market • Key worker and other specialist • Park homes • Modular homes • Self Build
<p>Private rental</p> 	<ul style="list-style-type: none"> • Private rental • Lodgings • Shared housing (including HMOs) • Tied housing (for example, agriculture, military, horseracing, hospital accommodation)
<p>Social housing</p> 	<ul style="list-style-type: none"> • Affordable rents • Social rents • Shared ownership • Shared Equity
<p>Supported housing</p> 	<ul style="list-style-type: none"> • Provided by registered providers and VCS through SCC contracts • Central referral system and allocation • Mixed level of support – low support needs to high risk • Specialist provision for young people, mental health, probation • Some private / charitable supported accommodation
<p>Specialist housing</p> 	<ul style="list-style-type: none"> • Older Person Housing including Extra Care and sheltered housing • Housing with care • Specialist and adapted housing • Student accommodation • Publically provided Gypsy & Traveller accommodation • Alms Houses
<p>Temporary accommodation</p> 	<ul style="list-style-type: none"> • RP owned and managed • Council owned and externally leased / managed • Mixture of selfcontained and shared accommodation • Mixed level of support provide
<p>B&B and emergency</p> 	<ul style="list-style-type: none"> • Private providers of B&B • RP and VCS provide emergency beds (SCC contract) • Use of hotels
<p>Severe weather provision</p> 	<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 occupied)</p> 	<ul style="list-style-type: none"> • Prohibitive cost of buying ratio of income to house price • Lack of access for vulnerable and low income • Under occupation in some properties • Downsizing opportunities limited • Some empty properties
<p>Private rental</p> 	<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
<p>Social housing</p> 	<ul style="list-style-type: none"> • 2500 on housing register • Average re-let and new build per year 625 • Average homeless acceptances per year 250 • Total number RP owned properties 12,802 • Average number of new affordable properties built over past five years 427
<p>Supported housing</p> 	<ul style="list-style-type: none"> • 157 supported housing bed spaces • 193 waiting list
<p>Specialist housing</p> 	<ul style="list-style-type: none"> • Currently 4557 places for older people • Includes 1663 sheltered, extra care and age exclusive housing places • 1316 residential care home places • 1578 supported and specialist places for older people
<p>Temporary accommodation</p> 	<ul style="list-style-type: none"> • 70 beds / units (some temporary for one year only) • Average length of stay 15 weeks
<p>B&B and emergency</p> 	<ul style="list-style-type: none"> • 20 units B&B • £140,479 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
<p>Severe weather provision</p> 	<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

<p>General housing (owner occupied)</p> 	<ul style="list-style-type: none"> • Enable through planning process – establish future housing needs • Effective s106 negotiation • Encourage / enforce housing standards • Accelerate housing delivery (subject to commissioned work) • Direct provision through Barley Homes
<p>Private rental</p> 	<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)
<p>Social housing</p> 	<ul style="list-style-type: none"> • Secure percentage of all new builds through s106 negotiation • Monitor through Tenancy Strategy • Effective s106 negotiation • Analysis of need – type and number • Encourage registered providers to adopt different models – shared accommodation, 6 month tenancies • Protocols in place to refer tenants who are at risk of losing tenancy • Direct provision via Barley Homes
<p>Supported housing</p> 	<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
<p>Specialist housing</p> 	<ul style="list-style-type: none"> • Help to promote independent living and provide opportunities for older people to move to more appropriate accommodation as their needs change • Work with partners and relevant agencies to deliver a range of housing schemes to meet the identified housing needs for West Suffolk • Help to secure funding to deliver specialist housing schemes
<p>Temporary accommodation</p> 	<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)
<p>B&B and emergency</p> 	<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
<p>Severe weather provision</p> 	<ul style="list-style-type: none"> • Duty to provide SWEP arrangements • Establish a sustainable longterm 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 action

<p>General housing (owner occupied)</p> 	<ul style="list-style-type: none"> • Revise and update Strategic Housing Market Assessment and West Suffolk Local Plan • Introduce minimum space standards on new build housing • Work with private developers to diversify housing offer • Direct intervention in market through Barley Homes supplying additional housing • Speed up rate of housing delivery on larger strategic sites
<p>Private rental</p> 	<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)
<p>Social housing</p> 	<ul style="list-style-type: none"> • Continue challenge where private developers claim viability in order to reduce social housing obligations • Development of rural exception sites and Community Land Trusts • Influence registered providers – rent levels / affordability capped to LHA • Encourage RPs to offer different tenancy options, including shared accommodation for under 35s
<p>Supported housing</p> 	<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 government funding
<p>Specialist housing</p> 	<ul style="list-style-type: none"> • Work closer with partners and developers to ensure that the delivery of housing is sufficient to the needs of the council. • Stimulate innovative ideas, approaches and best practice to respond to identified housing needs • Promote informed choices and planned moves to support independent living
<p>Temporary accommodation</p> 	<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
<p>B&B and emergency</p> 	<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)
<p>Severe weather provision</p> 	<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

