

Housing & Public Protection Policy Development Advisory Group
29 MARCH 2022

Present: Councillors: Tricia Youtan (Chairman), Liz Kitchen, Mike Morgan, Kate Rowbottom, Jack Saheid, Claire Vickers and Belinda Walters

Apologies: Councillors: Jon Olson and Louise Potter

Absent: Councillors: Chris Brown and Ian Stannard

Also Present:

14 **NOTES OF THE PREVIOUS MEETING**

The notes of the meeting held on 18 January were agreed

15 **PRIVATE SECTOR LEASING PROPOSAL**

The Head of Community Services and Senior Accommodation officer delivered a presentation outlining the Private Sector Leasing Proposal, designed to reduce reliance on Bed & Breakfast solutions to meet temporary accommodation needs.

The annual spend has been reduced significantly from Pre-Covid, there remains a significant demand for temporary housing and the cessation of the stay in evictions terminated in 2021 has created a growing increase in demand. Bed & Breakfast accommodation is relatively costly and there is a limited supply, for which a number of authorities are competing. accommodation include new legislation for domestic abuse cases and government instructions to accommodate all rough sleeping households through the Protect and Vaccinate programme. There is also a prevailing lack of private and social housing for a variety of reasons.

It is proposed that HDC invest in a leasing scheme to secure suitable accommodation for a 3-5 year period, with a 20% payment to participating landlords, shared maintenance costs and a charge to tenants at the LHA rate, including utilities and council tax. The initial investment would be to secure 5 properties with annual growth in the portfolio at the same rate.

The proposal was supported by the meeting.

16 **SINGLE HOMELESS ACCOMMODATION PROJECT WITH TURNING TIDES**

The Head of Housing & Community Services and the Housing Services Manager presented a proposal designed to enhance support to single homeless people in the District.

The proposal is led by three agencies – Kingdom Faith, whose premises at Roffey Place would be the location on which the proposal is based; Turning

Tides, who are the established provider of support to rough sleepers; and Saxon Weald who will be looking at subsequent development of the initial site for affordable housing and establishing alternative provision within the town.

The proposal will be for the decommissioned Roffey Place accommodation - which will provide 38 beds in addition to further accommodation in out buildings on the site – to be managed on a 24/7 basis by Turning Tides for a period of 3-5 years.

Benefits include:

- a robust response to local rough sleeper, ensuring that local individuals are accommodated more locally, but with sufficient capacity to provide availability to neighbouring areas as well
- support to Turning Tides to ensure their financial viability to continue their service to the single homeless, and
- Medium term investment in affordable housing on the Roffey Place site

Discussion clarified that this was specifically for single homeless and that services to families and refugees would be delivered through other routes.

The Group supported the proposal

17 **S106 FUNDING FOR SAXON WEALD**

An oral update was provided by the Affordable Housing Enabling Officer outlining a proposal for S106 funding to be made available to Saxon Weald in respect of the development of The Cobblers in Slinfold, to provide 12 fit for purpose accommodation units (4 two bed and 8 single bed). There is significant demand in the area for this kind of accommodation. If approved, the usual 50/50 split between start and acceptable completion would be applied.

The group agreed the proposal which will now progress to Cabinet in June for approval.

18 **FORWARD PLAN EXTRACT FOR THE HOUSING AND PUBLIC PROTECTION PORTFOLIO**

The Forward Plan was noted. It was recognised that there are no current priorities of immediate relevance to this portfolio, but that the S106 proposal (Item 5 on the agenda) will be presented for consideration at the June Cabinet and, if accepted, will be added to the Forward Plan at that stage.

The meeting closed at 5.16 pm having commenced at 4.30 pm

CHAIRMAN