
Purchase of Accommodation for the Purpose of Providing Temporary Accommodation

Committee considering report: Executive on 27 July 2017

Portfolio Member: Councillor Hilary Cole

Date Portfolio Member agreed report: 12 June 2017

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Forward Plan Ref: EX3355

1. Purpose of the Report

- 1.1 To seek approval for the purchase of residential property for the purpose of providing temporary accommodation to meet statutory housing duties.

2. Recommendation

- 2.1 It is recommended that Executive approve the purchase of identified accommodation.

3. Implications

- 3.1 **Financial:** Please see Part II report.
- 3.2 **Policy:** The Council has an adopted Temporary Accommodation Policy which has a number of options to increase the supply of temporary accommodation, including purchase on the open market and purchase through planning contributions.
- 3.3 **Personnel:** N/A
- 3.4 **Legal:** Part VII of the Housing Act 1996, local housing authorities have a statutory duty to ensure that households they may have reason to believe to be eligible, homeless and in priority need are provided with interim accommodation. Following enquiries, the Council may accept a statutory duty to find settled accommodation for that household. Temporary accommodation is the accommodation provided by the Council, either on an interim basis when enquiries are being undertaken, or where it has accepted a homeless duty until such time as it is able to discharge that duty. The Council may also exercise its discretion and continue to accommodate households that are appealing a negative homelessness decision, or, for a limited time period, those families that may have been found intentionally homeless. Bed & Breakfast may only be used

in emergencies and then not for longer than 6 weeks.

Legal input would be required for conveyancing. These costs could be capitalised as part of the project.

3.5 **Risk Management:** Please see Part II report

3.6 **Property:** Please see Part II report.

3.7 **Other:** N/A

4. Other options considered

4.1 The Council withdraws from the purchase. This is not the preferred option as the Council needs to replace temporary accommodation that is due to be redeveloped. [Please see Part II Report]. It will be difficult to source alternative freehold units and housing management costs will be higher in dispersed units.

Executive Summary

5. Introduction / Background

- 5.1 On 28th July 2016, Executive approved a capital fund of £3 million to allow the purchase of 21 units of accommodation for temporary accommodation to replace units that are due to be lost. The approval included consent to purchase an identified accommodation.
- 5.2 On 24th November 2016, Executive approved the intention for the Council to become a Registered Provider. The Council became a Registered Provider on 7th December 2016.
- 5.3 An existing use valuation was carried out by the District Valuer Service on 4th May 2017. Please see Part II report.

6. Proposal

- 6.1 It is proposed that the Council proceeds with the purchase for the purpose of providing temporary accommodation to meet statutory housing duties.

7. Conclusion

It is recommended that Executive approve the purchase. Please see Part II report for full recommendation.

8. Appendices

- 8.1 Appendix A – Supporting Information
- 8.2 Appendix B – Equalities Impact Assessment