

Agenda item 6

Hertfordshire Growth Board (HGB) – Temporary Accommodation (TA) Joint Project – Next Steps

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1 Purpose of report

- 1.1 This report provides an update on progress made developing the recommended options available to local authorities in Hertfordshire to better meet the housing needs for people living in Temporary Accommodation (TA).

2 Background

- 2.1 The Growth Board approved the Outline business case for TA at the meeting held on 25 January 2022. The next steps were the detailed investigation work on each of the six shortlisted options presented to inform final recommendations:

Shortlist of options for further development	
Block	Option
Block 1	Development of a Hertfordshire TA Predictive Model to better understand manage future demand
Block 1	Development of a Hertfordshire wide procedure for setting maximum rates for private sector TA
Block 2	Development of options for the joint procurement and management of Private Rented Sector accommodation to prevent homelessness and for move on from TA
Block 2	Development of a multi-district or Hertfordshire wide Housing First service, building on lessons from existing practice
Block 3	Collaborative development of new build accommodation to let as PRS, TA or supported housing
Block 3	Development or commissioning of Hospital Stepdown accommodation to aid the recovery of patients without accommodation

3 Progress made and next steps

- 3.1 Since January 2022, the pan-county Heads of Housing group has focused on the following three options as a priority for the initial work.
- a) Development of a Hertfordshire TA Predictive Model to better understand manage future demand (demand model)
 - b) Development of a Hertfordshire wide procedure for setting maximum rates for private sector TA
 - c) Development of a multi-district or Hertfordshire wide Housing First service, building on lessons from existing practice

Multi-district working groups been put in place to take these items forward, with programme and consultant support.

3.2 **Development of a Hertfordshire TA Predictive Model to better understand manage future demand (demand model)**

As a result of further research and to better reflect functionality, this option has been renamed as Development of a Hertfordshire TA Forecasting, Monitoring and Control Toolset.

Objective:

The model will enable better control of TA demand (into TA) and supply (out of TA) and be able to be used as a 'live performance tool' by Districts. The TA Predictive Model will help services focus effort through targeted interventions month by month for managing or reducing TA numbers.

Progress Made:

The Predictive Model has been developed as a generic proof-of-concept spreadsheet, based on best practice and use of the model by other authorities, and is being reviewed by the working group.

Next Steps:

- Working group to trial the predictive model and provide feedback
- Develop guidance of the frameworks for all interventions listed in the model
- Development of the business case for this option
- Establish with Districts and County partners the level of interest in pursuing a multi-District or County-wide approach

3.3 **Development of a Hertfordshire wide procedure for setting maximum rates for private sector accommodation for homeless households**

Objective:

To investigate the potential for agreeing maximum rates paid for privately owned accommodation to accommodate homeless households. Aim to establish whether there is potential to agree maximum rates in Hertfordshire and if so how

these should be tracked. There is also a question about whether to seek to work within the London agreement or to proceed independently.

Progress Made:

To establish the scale of potential competition between Hertfordshire councils for private sector accommodation, a survey was completed by all Districts and Hertfordshire children's services. The results of the survey are shown in appendix 1.

This data shows that over the three quarters, a total of 1,465 placements in private sector accommodation (including B&B) were made, of which 903 (61.6%) were within district, 276 (18.8%) were out of district but elsewhere in Hertfordshire and 286 (19.5%) were made outside of Hertfordshire, mostly in Essex (150 placements), Bedfordshire (63) and London (51)

Of the 276 placements made out of district but within Hertfordshire, 172 were into B&B, 64 were Private Rented Sector (PRS) placements, and 24 were into self-contained nightly paid accommodation. In addition to this, Hertfordshire children's services made 42 placements in self-contained nightly paid accommodation, where competition with districts might also be possible.

A sub-group meeting took place to discuss these findings alongside a presentation on this area of work within London. Reported placements by London boroughs within all the Hertfordshire districts average around 200 per year in total, which represents about 0.5% of placements made by the London boroughs, although there may be some under recording and this does not include placements made by social services.

Next Steps:

Wider discussion with the Heads of Housing group to establish whether the relatively low number of out of district placements taking place within Hertfordshire warrants any of the following:

- a) Agreement of maximum rates for B&B, self-contained nightly paid accommodation or landlord incentives for placements ending a duty in the PRS. Such rates would be geographically determined, not fixed rates across the whole county
- b) Development of a monitoring and recording system for placements and/or prices paid
- c) Any wider agreement on placements out of area e.g. regarding placements of vulnerable households, accommodation standards, or provision of support
- d) Whether to seek to work with the London boroughs in this area

Establish with Districts and County partners the level of interest in pursuing a multi-District or County-wide approach.

3.4 **Development of a multi-district or Hertfordshire wide Housing First service, building on lessons from existing practice**

As a result of further research, the Heads of Housing group have concluded that based on current practice across the county, priorities should focus on rough sleepers with ultra-high needs.

Objective:

Understand the need and the reason why rough sleepers with ultra-high needs (currently 9 identified individuals) fall between Housing First and hostel accommodation.

A new round of rough sleeper funding is being developed by Homes England, and this project would seek to develop a funding bid (dependent on the level of District and County support) when the scheme opens later in the year.

Progress Made:

The Project Sub-Group has recently formed, and has:

- Started to collate data regarding these ultra-high needs cohort of people sleeping rough in Hertfordshire, the provision of services to people sleeping rough in Hertfordshire, and examples of best practice from elsewhere.
- Met with a representative of Homes England (HE), to discuss the likely format and timing of the next round of funding for rough sleepers.
- Research and consideration to land and assets in public sector ownership
- External research of existing similar schemes

Next Steps:

The Project Sub-Group proposes that the next steps are to create an Outline business case to:

- Identify sustainable sources of revenue funding for the project
- Understand how the project timescales and the project fit within the overall Programme of works for Complex Needs which is currently underway
- Establish the level of need across Hertfordshire, any current gaps in provision, and the whole-system cost to Hertfordshire of this cohort
- Explore the options for delivering an integrated accommodation and support solution to meet the defined and quantified need
- Explore delivery options with a range of potential delivery partners
- Establish with Districts and County partners the level of interest in pursuing a multi-District or County-wide approach
- Engage with HE in establishing the context and format of the next round of rough sleeper funding
- Develop business case for this option with clearly defined specification

4 Next Steps

- 4.1 Complete the detailed investigation on the initial three options to inform final recommendations and full business cases for each of the three options, which will include financial and legal implications.
- 4.2 Provisional research and exploration of the remaining three options.

5 Implications

- 5.1 There are no adverse legal, financial, equalities, environmental, sustainability or other implications arising from this report and its recommendations which support the ongoing work and priorities of the Growth Board.

6 Recommendations

- 6.1 That the Hertfordshire Growth Board notes the progress made with the joint project.

Appendix 1

Hertfordshire homelessness out of area placement summary Q1, Q2, and Q3 2021/22

This table records the number of homelessness placements made between April 2021 and December 2021, not the snapshot number of households in TA. Placements do not include those into own stock, RP stock, or hostels. Placements are included over the whole period. If e.g. three placements were made for one household, then all three placements are included.

Table 1. Placements within district, out of district within Hertfordshire, and outside Hertfordshire, by type of accommodation

Placing District	B&B	PSL or other Leased	S/C Nightly Paid	PRS to end a Prevention, Relief or Main duty	Other (excluding own stock, RP stock and hostels)	Total within district	B&B	PSL or other Leased	S/C Nightly Paid	PRS to end a Prevention, Relief or Main duty	Other (excluding own stock, RP stock and hostels)	Total out of district within Herts	B&B	PSL or other Leased	S/C Nightly Paid	PRS to end a Prevention, Relief or Main duty	Other (excluding own stock, RP stock and hostels)	Total outside Herts	Grand Total
Broxbourne	1	0	49	71	1	122	0	0	6	8	2	16	1	0	9	42	1	53	191
Dacorum	12	0	10	77	0	99	0	0	0	0	0	0	0	0	0	0	0	0	99
East Herts	20	9	0	30	0	59	1	1	0	1	0	3	92	0	0	6	0	98	160
Hertsmere	0	0	31	31	20	82	1	0	0	4	8	13	12	0	14	5	5	36	131
North Herts	29	0	3	0	0	32	101	0	6	0	0	107	39	0	3	0	0	42	181
St Albans	37	0	0	11	0	48	20	0	0	4	0	24	0	0	0	2	0	2	74
Stevenage	241	0	2	60	0	303	32	0	2	7	0	41	19	0	1	1	0	21	365
Three Rivers	0	0	0	14	0	14	0	0	10	14	5	29	0	0	4	0	1	5	48
Watford	8	0	0	12	0	20	4	0	0	26	0	30	0	0	0	2	0	2	52
Welwyn	82	0	0	0	0	82	13	0	0	0	0	13	10	0	0	0	0	10	105
Herts Children's Services	0	0	42	0	0	42						0	0	0	17	0	0	17	59
Total	430	9	137	306	21	903	172	1	24	64	15	276	173	0	48	58	7	286	1465

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Table 2. Placements by placing and receiving district

Receiving District → Placing District ↓	Broxbourne	Dacorum	East Herts	Hertsmere	North Herts	St Albans	Stevenage	Three Rivers	Watford	Welwyn	Total within Herts	London	Essex	Bedfordshire	Other	Total outside Herts	Grand Total
Broxbourne	122	2	1	8	0	1	0	0	0	4	138	25	27	0	1	53	191
Dacorum	0	99	0	0	0	0	0	0	0	0	99	0	0	0	0	0	99
East Herts	1	0	59	0	0	0	1	0	0	1	62	2	96	0	0	98	160
Hertsmere	0	0	0	82	0	3	0	0	1	9	95	21	0	14	1	36	131
North Herts	0	49	2	0	32	1	54	0	0	1	139	1	1	40	0	42	181
St Albans	0	9	0	1	0	48	0	0	8	6	72	1	?	?	?	2	74
Stevenage	0	7	1	1	12	0	303	0	0	20	344	0	16	5	0	21	365
Three Rivers	0	10	0	4	0	10	0	14	5	0	43	0	0	4	1	5	48
Watford	0	5	0	22	0	1	0	2	20	0	50	1	0	0	1	2	52
Welwyn	0	9	0	0	1	1	2	0	0	82	95	0	10	0	0	10	105
Herts Children's Services	5	4	0	2	2	1	11	0	6	11	42	?	?	?	?	17	59
Total	128	194	63	120	47	66	371	16	40	134	1179	51	150	63	4	286	1465