

**RECORD OF EXERCISE OF DELEGATED AUTHORITY BY OFFICER PURSUANT TO
REGULATION 13 OF THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS)
(MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012 &
THE OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS 2014**

<u>SUBJECT OF DECISION</u>	
Temporary Suspension of the Allocation of VOID properties	
<u>DECISION REFERENCE</u>	<u>SOURCE OF AUTHORITY AND REFERENCE</u> (i.e. Committee/ Constitution/Minute No. etc.)
DO/11/2024 (JG)	Cabinet 12/10/2020 IC01 Allocation Policy 2020
<u>DATE OF DECISION</u>	<u>DECISION MAKER (Name and Job Title)</u>
18.06.24	<i>J Grant</i> Jane Grant Assistant Director- Strategic Housing
<u>RECORD OF THE DECISION</u>	
<p>a) The issue</p> <p>The number of households occupying temporary accommodation has increased to a level that means significantly increased pressure on the Council's General Fund.</p> <p>b) The Decision</p> <p>To temporarily direct match available and suitable VOID social housing stock to only those households that are occupying temporary accommodation under the Homelessness Reduction Act 2017, that the Council has a full housing duty to. This will commence w.e.f. 19.06.24 and will continue for no longer than 3 months.</p> <p>All other stock, not suitable for homeless households will continue to be advertised as normal in line with the Allocation Policy.</p>	

REASON FOR THE DECISION

The number of households that are occupying temporary accommodation has reached a financially unsustainable level. Numbers are in excess of 130 households, the highest level in 4 years.

By direct matching households to suitable VOID stock the use of costly external temporary accommodation will reduce, thus easing the financial strain on the General Fund.

This can only be applied for a limited period due to the potential impact on applicants on the Housing register who though not homeless are in significant housing need.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED IN MAKING THE DECISION

Take no action- rejected due to the rising number of homelessness applications and associated increase in placements of households into temporary accommodation.

WARD RELEVANCE

Borough wide

FINANCIAL AND BUDGET IMPLICATIONS

The use of external temporary accommodation does not attract the level of subsidy in relation to Housing benefit payments that our own stock does- this means that costs to the General Fund are increasing unsustainably, when levels of homeless households needing temporary accommodation reach these levels.

This intervention will reduce that financial strain.

CONSULTATION UNDERTAKEN WITH MEMBERS/OFFICERS

Portfolio Holder- Housing and Communities

Strategic Director- Housing and Community Safety

ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER CONSULTED

No

<p><u>IN RESPECT OF ANY DECLARED CONFLICT BY A CABINET MEMBER, ANY DISPENSATION GIVEN BY THE HEAD OF PAID SERVICE</u> (Note if the decision is a non-executive decision, no dispensation can be given).</p> <p>n/a</p>
<p><u>EQUALITIES IMPLICATIONS (including any Equality Impact Assessment)</u></p> <p>none</p>
<p><u>HUMAN RESOURCES IMPLICATIONS</u></p> <p>none</p>
<p><u>FINANCIAL IMPLICATIONS</u></p> <p>The use of external temporary accommodation does not attract the level of subsidy in relation to Housing benefit payments that our own stock does- this means that costs to the General Fund are increasing unsustainably, when levels of homeless households needing temporary accommodation reach these levels.</p> <p>This intervention will reduce that financial strain.</p>
<p><u>HEALTH EQUALITIES IMPLICATIONS</u></p>
<p><u>SECTION 17 CRIME & DISORDER IMPLICATIONS</u></p> <p>none</p>
<p><u>RISK MANAGEMENT IMPLICATIONS</u></p> <p>Potential risk of an increase in complaints from applicants on the Housing Register</p> <p>Risk of delays to the rehousing of other applicants due to the priority being applied to homeless households for a temporary period</p>
<p><u>SME (SMALL/MEDIUM ENTERPRISES) & LOCAL ECONOMY IMPLICATIONS</u></p> <p>This intervention will result in a reduction in the use of local Hotel/B&B providers in the Borough.</p>
<p><u>ENVIRONMENTAL IMPLICATIONS</u></p> <p>none</p>
<p><u>LEGAL IMPLICATIONS</u></p> <p>none</p>

ANY OTHER COMMENTS

This intervention was last used during the 2020 Pandemic period when the 'Everyone In' campaign was in place, due to the high numbers of households placed into temporary accommodation at that time.

PLEASE RETURN TO THE MONITORING OFFICER AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER