

**ROUGH SLEEPING ACCOMMODATION PROGRAMME (RSAP)  
2021/22**

**Head of Service:** Rod Brown, Head of Housing & Community  
**Wards affected:** (All Wards);  
**Urgent Decision?(yes/no)**  
**If yes, reason urgent decision required:**  
**Appendices (attached):** None

**Summary**

The report seeks approval for a contribution of £145,000 from the council's s106 affordable housing funds to support a bid to the Ministry of Housing Communities and Local Government (MHCLG) under their Rough Sleepers Accommodation Programme (RSAP), for the purchase of two properties within the borough, by Transform Housing & Support (Transform), to provide accommodation and support to those are either homeless, rough sleeping or at risk of rough sleeping.

**Recommendation (s)**

**The Committee is asked to:**

- (1) As part of the MHCLG Rough Sleeping Accommodation Programme, agree to commit £145,000 funding (£72,500 per property) from S106 affordable housing to work in partnership with Transform Housing & Support for them to purchase 2 x 1 bedroom flats in the borough to alleviate rough sleeping and homelessness for those with multiple and complex needs.**

**1 Reason for Recommendation**

- 1.1 To access and utilise MHCLG RSAP funding to secure 2 units of Housing First Accommodation in the borough to alleviate rough sleeping and homelessness for those with multiple and complex needs.

**2 Background**

- 2.1 The Ministry of Housing, Communities and Local Government (MHCLG) have invited Councils, working with delivery partners and local stakeholders in health, social care, probation services, the voluntary and charities sector, service users and Registered Providers of social housing, to submit Proposals and Bids for the Rough Sleeping Accommodation Programme (RSAP).
- 2.2 RSAP's objective is to provide Move-On homes, available as long-term assets, and accompanying support services to eligible rough sleepers to achieve a sustainable reduction in rough sleeping.

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- 2.3 RSAP includes funding for capital and revenue-based accommodation schemes, as well as funding for support services to enable individuals accommodated in these units to move on from rough sleeping.
- 2.4 A link to the Rough Sleeping Accommodation Programme (RSAP) prospect can be found here:-  
<https://www.gov.uk/government/publications/rough-sleeping-accommodation-programme-2021-24/rough-sleeping-accommodation-programme-prospectus-and-guidance-outside-of-greater-london-html-version>
- 2.5 The four East Surrey areas Mole Valley District Council (MVDC), Tandridge District Council (TDC), Reigate and Banstead Borough Council (RBBC) and Epsom and Ewell Borough Council (EEBC) have been working in partnership with Transform Housing & Support (Transform) with the aim of increasing Housing First accommodation and support services for people with a history of rough sleeping and complex/multiple needs.
- 2.6 The East Surrey districts & boroughs and Transform had planned to apply for capital and revenue funds in July 2021 under the Rough Sleepers Accommodation Programme (RSAP) to provide supported accommodation for homeless and vulnerable people – two of which would be located in Epsom & Ewell. Unfortunately, the bid was not submitted due to a continued reduction in capital funding available from the MHCLG under RSAP, leaving the project unaffordable to the five partners.
- 2.7 However since then the MHCLG has invited the partnership to submit a bid in the third round of RSAP funding in September 2021 and the partnership has sort to collaborate with Surrey County Council (SCC) Public Health to identify additional capital funding via their Contain Management fund.
- 2.8 Transform have recently submitted a Housing First business case bid to Surrey County Council which they are currently considering. If the bid to SCC is successful this will bring each the partner's contribution back in line with the initial July proposal.
- 2.9 The partnership are therefore planning to re-apply to RSAP on 1 September when it opens for its third funding round, if we can secure the additional capital funding from SCC Public Health Contain Management fund.
- 2.10 RSAP bid proposal**
- 2.11 Under RSAP bid proposal the four East Surrey Councils are looking to work with Transform to purchase on the open market two x 1-bedroom self-contained flats in each of the borough / district areas to provide accommodation and intensive personalised support to rough sleepers and homeless people with high, complex and multiple needs.

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- 2.12 The scheme would draw on the principles of both the Housing First model and the Surrey Making Every Adult Matter (MEAM) approach, with a team around each individual to assist them with accommodation and support needs.
- 2.13 The properties would be owned by Transform with each Council having nomination rights to the properties. Day to day management and intensive personalised support would be provided by Transform.
- 2.14 If the MHCLG bid is successful the homes would be delivered during 2021/22 and 2022/23. Transform have a good proven track record in delivering similar projects.

### 2.15 Funding requirement

- 2.16 The RSAP funding allows for a capital bid for the purchase and repair costs up to £75,400 per property and further revenue funding for support costs.
- 2.17 It is estimated that the purchase and repair costs would be approx. £290,000 per property with EEBC contributing £72,500 per property (£145,000 in total for the two properties) and Transform contributing £107,300 per property.
- 2.18 If the partnership successfully secures additional capital funding from SCC this is anticipated to be £34,800 per property.
- 2.19 A breakdown of the estimated capital costs are below:

Capital Cost based on 2 units	Epsom & Ewell
No of Flats	2
	<b>£000's</b>
Average purchase cost (£000's)	270
Acquisition Cost	540
Works/Repair cost	40
Total Costs	580
<b>Funded By</b>	
Grant- Homes England /MHCLG (26%)	150.8
SCC Public Health (12%)	69.6
Grant- Local Authority (25%)	145
Transform (37%)	214.6
	580

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### **2.20 Unmet need**

- 2.21 There is no supported housing in Surrey for people with high, complex and multiple needs who require intensive support. Consequently this cohort remains in interim/emergency accommodation, often out of area, while work is undertaken to try to secure accommodation. Given the vulnerability of this complex cohort, sustaining tenancies without support is often a challenge.
- 2.22 As at 20/08/2021 there are 40 single persons in nightly paid accommodation. Many of these have high, complex and multiple needs. The average net costs of nightly paid accommodation for this household size is £11,000 per year per household.
- 2.23 Since March 2020 we have accommodated 73 single people under “Everyone In” (Lockdown1-3). These people were either rough sleeping or homeless and at risk of rough sleeping. Whilst we have rehoused a number of these into alternative accommodation many have high, complex and multiple needs and we have been unable to find appropriate supported accommodation.

### **3 Risk Assessment**

#### Legal or other duties

#### 3.1 Impact Assessment

#### 3.2 Crime & Disorder

- 3.2.1 The provision of Housing First accommodation would reduce rough sleeping and therefore associated crime & disorder issues.

#### 3.3 Safeguarding

- 3.3.1 The provision of Housing First accommodation would enable us to provide appropriate accommodation to vulnerable rough sleepers who have multiple and complex needs. This would safeguard the individual and the wider community.

#### 3.4 Dependencies

- 3.4.1 If the partnership is successful in obtaining RSAP funding from MHCLG the progression of the project would still be dependent on receiving capital funding of £34,800 per property from SCC Public Health Contain Management fund. The outcome of this will be known by end of September 2021.

#### 3.5 Other

- 3.5.1 None

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### 4 Financial Implications

- 4.1 A total £145,000 funding (£72,500 per property) is required to work in partnership with Transform Housing & Support for them to purchase 2 x 1 bedroom flats.
- 4.2 It is proposed to fund the contribution from S106 affordable housing sums, which currently stand at £1,719,353. Allocating £145,000 of this balance would reduce the remaining funds available for other projects down to £1,574,353.
- 4.3 The proposed scheme is eligible to be funded by S106 affordable housing sums, because it meets the following two criteria, which were agreed by Social Committee in January 2012:
- 4.3.1 Where a financial analysis of the s106 investment required can be demonstrated to represent good value for money, either by reference to the number of homes delivered for the investment (e.g. by comparing the level of investment to the average level of grant that might be paid by the Homes & Communities Agency for a home of a similar size and quality) or where the s106 capital investment can be demonstrated to help the Council to achieve revenue savings elsewhere, such as reducing the cost of temporary accommodation.*
- 4.3.2 Where housing schemes will help the Council to prevent homelessness e.g. through the delivery of larger family sized accommodation, or short term accommodation for single homeless households.*
- 4.4 **Section 151 Officer's comments:** The Council would expect to generate revenue savings of £22,000 per annum from the two properties (£11,000 per property), meaning the payback period for the investment would be expected within seven years.

### 5 Legal Implications

- 5.1 The accommodation would mean that the council is able to meet its legal obligation under the Housing Act 1996, as amended.
- 5.2 It is proposed to allocate the full £145,000 from S106 affordable housing funds (legal agreement reference P090-123), as this project would meet the criteria set-out in the agreement.
- 5.3 **Legal Officer's comments:** None arising from the contents of this report.

### 6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:
- 6.2 **Safe & Well** - Work with partners to improve the health and wellbeing of our communities, focusing in particular on those who are more vulnerable

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- 6.3 **Opportunity & Prosperity** - Address the housing needs of the Borough, including affordable housing needs, through the development of our Local Plan
- 6.4 **Service Plans:** The matter is included within the current Service Delivery Plan – Reduce Homelessness numbers and produce forecast.
- 6.5 **Climate & Environmental Impact of recommendations:**
- 6.6 **Sustainability Policy & Community Safety Implications:**
- 6.7 The provision of Housing First accommodation would reduce rough sleeping and therefore associated crime & disorder issues, improving community safety.
- 6.8 **Partnerships:**
- 6.9 The four East Surrey districts & boroughs are working in partnership with Transform Housing & Support (Transform) to jointly bid for funding to increase Housing First accommodation and support services for people with a history of rough sleeping and complex/multiple needs. A partnership approach is required to access funding and to enable Transform to provide the support package on economies of scale of operation across four areas.

## 7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

### **Previous reports:**

- None

### **Other papers:**

A link to the Rough Sleeping Accommodation Programme (RSAP) prospect can be found here:-

<https://www.gov.uk/government/publications/rough-sleeping-accommodation-programme-2021-24/rough-sleeping-accommodation-programme-prospectus-and-guidance-outside-of-greater-london-html-version>