



Item No: 17

Meeting Date: Wednesday 21st March 2018

Glasgow City Integration Joint Board

Report By: Sharon Wearing, Chief Officer, Finance and Resources

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HOMELESSNESS SERVICES: TEMPORARY HOMELESSNESS ACCOMMODATION CHARGES FOR 2018/19

Purpose of Report:	To inform Glasgow City Integration Joint Board of the charges set for homelessness temporary accommodation for 2018/19.
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Background/Engagement:	In line with the policy approved by Committee in previous years, Homelessness accommodation charges are pooled to calculate a weekly accommodation (rent) charge. The rent charge reflects the costs directly associated with the provision of the accommodation. Homelessness Services accommodate clients in temporary furnished accommodation until suitable permanent accommodation becomes available.
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Recommendations:	The Integration Joint Board is asked to: a) note the average weekly charge for temporary furnished accommodation of £139.19, an increase of 3%; and b) note the 3% increase to hostel rents, being a weekly charge of £316.89 for the Chara Centre, Clyde Place, Elder Street, James Mclean, Rodney Street and Portman Street.
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Relevance to Integration Joint Board Strategic Plan:

Outlines the charges set for Homelessness temporary accommodation which contributes to the long term outcome for ensuring an adequate supply of settled and emergency accommodation to meet the needs of people affected by homelessness, as contained within the Homelessness Strategy map on page 42 of the strategic plan.

Implications for Health and Social Care Partnership:

Reference to National Health & Wellbeing Outcome:	Outcome 9 – Resources are used effectively and efficiently in the provision of health and social care services.	
Personnel:	None	
Carers:	None	
Provider Organisations:	None	
Equalities:	None	
Financial:	The measures outlined above result in a cost to Social Work due to the difference between the cost of provision of temporary furnished flats and hostels, and housing benefit subsidy from DWP. This gap is estimated to be £500,000 in 2018/19 and will require to be managed across the Social Work budget within the Council's allocation to the Integration Joint Board.	
Legal:	None	
Economic Impact:	None	
Sustainability:	None	
Sustainable Procurement and Article 19:	None	
Risk Implications:	None	
Implications for Glasgow City Council:	None	
Implications for NHS Greater Glasgow & Clyde:	None	
Direction Required to Council, Health Board or Both	Direction to:	
	1. No Direction Required	✓
	2. Glasgow City Council	
	3. NHS Greater Glasgow & Clyde	
	4. Glasgow City Council and NHS Greater Glasgow & Clyde	

1. Purpose

- 1.1 The purpose of this report is to inform Glasgow City Integration Joint Board of the charges set for homelessness temporary accommodation for 2018/19.

2. Background

- 2.1 In line with the policy approved by Committee in previous years, Homelessness accommodation charges are pooled to calculate a weekly accommodation (rent) charge. The rent charge reflects the costs directly associated with the provision of the accommodation. Homelessness Services accommodate clients in temporary furnished accommodation until suitable permanent accommodation becomes available.

3. Management Fee

- 3.1 Since April 2017, the temporary accommodation management fee has been funded through a devolved grant from the Scottish Government.
- 3.2 The fund devolved to Scotland in 2018/19 is estimated to be £23.5m. There has not yet been any notification to Glasgow confirming the funding to be received.
- 3.3 We have made assumptions based on the distribution of the 2017/18 grant, and have estimated an annual grant of £4.175m, an increase of £0.177m on 2017/18.

4. Temporary Furnished Flats 2018/19

- 4.1 An estimate has been made about the number of flats that will be made available in 2018/19, which takes account of an increased pool of flats being acquired. The number of income generating units in 2018/19 over which to spread costs is, therefore, estimated to be 1,451.
- 4.2 The cost of the provision of the pool of temporary furnished flats in 2018/19 to be met by rental income is £10.5m. The proposed average weekly rent charge is therefore £139.19, an increase of £4.02 (3%) on 2017/18.

5. Separate Rent Charge for Hostels

- 5.1 Since April 2011, hostels owned by the council, Chara Centre, Clyde Place, Portman Street and Rodney Street have not been affected by the subsidy controls which were introduced. Hostels which are leased, Elder Street and James Mclean, have been affected in that there has been a cap on the amount of housing benefit subsidy we can recover of £88.27 per room per week.
- 5.2 It is proposed that the pooled rent charge set in 2018/19 for Chara Centre, Clyde Place, Portman Street, Rodney Street, Elder Street and James Mclean hostels be set at £316.89 per week, an increase of 3% on the 2017/18 charge of £307.44.

6. Furniture in Storage

- 6.1 The Housing (Scotland) Act 1987 S36 places a duty on an Authority to take reasonable steps to protect a homeless client's property, where it is likely to be at risk whilst the client is in temporary accommodation, and no other suitable arrangements have been, or are being made.
- 6.2 The current cost to the service of providing storage for furniture and personal belongings is in excess of £0.9m which contributes significantly to the gap between expenditure and income outlined in section 7 below. A review of the existing arrangements will be undertaken as part of the management of the overall gap as outlined within financial implications.

7. Recommendations

- 7.1 The Integration Joint Board is asked to:
- a) note the average weekly charge for temporary furnished accommodation of £139.19, an increase of 3%; and
 - b) note the 3% increase to hostel rents, being a weekly charge of £316.89 for the Chara Centre, Clyde Place, Elder Street, James Mclean, Rodney Street and Portman Street.