



Item No: 21

Meeting Date: Wednesday 27th March 2019

Glasgow City Integration Joint Board

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HOMELESSNESS SERVICES: TEMPORARY HOMELESSNESS ACCOMMODATION CHARGES FOR 2019/20

Purpose of Report:	To inform Glasgow City Integration Joint Board of the charges set for homelessness temporary accommodation for 2019/20.
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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 £144.32, an increase of 3.7%; and b) note the 3.5% increase to hostel rents, being a weekly charge of £327.98 for the Chara Centre, Elder Street, James Mclean, Rodney Street and Portman Street.
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Relevance to Integration Joint Board Strategic Plan:

Page 42: People can access appropriate housing and support that enables them to live within their communities.

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.
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Personnel:	None	
Carers:	None	
Provider Organisations:	None	
Equalities:	None	
Fairer Scotland Compliance:	N/A	
Financial:	The measures outlined below result in a cost to Social Work due to the loss of income as a result of the closure of Clyde Place. This gap is estimated to be £0.6m in 2019/20 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 2019/20.

2. Background

- 2.1 In line with 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 2019/20 is estimated to be £24.5m. 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 2018/19 grant, and have estimated an annual grant of £4.4m.

4. Temporary Furnished Flats 2019/20

- 4.1 It is estimated that the pool of flats available for 2019/20 will remain static. The number of income generating units in 2019/20 over which to spread costs is therefore estimated to be 1,366.
- 4.2 The cost of the provision of the pool of temporary furnished flats in 2019/20 to be met by rental income is £10.2m. The proposed average rent charge is therefore £144.32, an increase of £5.13 (3.7%) on 2018/19.

5. Separate Rent Charge for Hostels

- 5.1 Since April 2011, hostels owned by the council, Chara Centre, 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 In September 2018 Clyde Place hostel was decommissioned resulting in a loss of 54 hostel beds. The beds were replaced with a Housing First service, which supports those with complex needs in a permanent tenancy.
- 5.3 It is proposed that the pooled rent charge set in 2019/20 for Chara Centre, Portman Street, Rodney Street, Elder Street and James Mclean hostels be set at £327.98 per week, an increase of 3.5% on the 2018/19 charge of £316.89.

5.4 Even with the increased rent charge of 3.5%, there remains a budget shortfall of £0.6m due to the loss of income generating units following the closure of Clyde Place. Options, including a change to the policy for the storage of service users' furniture, are being considered with a view to funding this shortfall, which will be managed within the Social Work bottom line in 2019/20.

6. Rapid Rehousing Transition Plan

6.1 The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 to produce short and long term solutions to end homelessness and rough sleeping. Recommendations were made and accepted by the Scottish Government, one of which was that each Local Authority area develop and cost a 5 year Rapid Rehousing Transition Plan (RRTP) by 31st December 2018.

6.2 Our RRTP outlines our vision and ambitious plans to transition to rapid rehousing over the next 5 years. It is our ambition to reduce the time spent in temporary accommodation significantly, which will result in increased capacity and better outcomes for homeless people in Glasgow.

6.3 The delivery of this plan will likely impact on the rent costs and income generated from temporary accommodation over the next 5 years. This will be monitored and an update provided in due course.

7. Recommendations

7.1 The Integration Joint Board is asked to:

- a) note the average weekly charge for temporary furnished accommodation of £144.32, an increase of 3.7%; and
- b) note the 3.5% increase to hostel rents, being a weekly charge of £327.98 for the Chara Centre, Elder Street, James Mclean, Rodney Street and Portman Street.