# Summary of local Next Steps Accommodation Programme bids

# Intro

18 July 2020, MHCLG launched the programme:

£266 million fund to enable local areas to continue to provide somewhere safe to stay for 15,000 people currently experiencing homelessness.

The launch has been keenly anticipated since announcements of the Government’s intention to fund interim accommodation as well as 3,300 new supported homes in the next year.

The fund is open for applications from local authorities, with support from local partners, to cover property costs and support new tenancies for people who were given emergency accommodation during the COVID-19 pandemic.

The £266 million fund is divided into two strands.

* £105 million to rapidly provide interim accommodation and support and can be used to help people move into the private rented sector, extend or secure alternative interim accommodation or where possible help people to reconnect with friends or family.  This strand of funding is for use during 2020/21 only.
* £161 million for the first wave of the move-on accommodation funding aiming to provide 3,300 additional supported homes this year for those currently housed in emergency accommodation.
	+ £130m capital
	+ £31m revenue funding
	+ This is the first part of a total of £433 million committed to provide 6,000 long term homes with support over the next four years.

The deadline for submissions was Thursday 20 August.

# Excerpts from guidance

For all those identified as having a substance misuse need, consideration should be given to their current engagement with, or position in, a treatment/recovery journey, whether there is a need for detoxification and/or residential rehabilitation before placement into longer-term accommodation, or if they need long-term residential care. This assessment will need to be made in conjunction with drug and alcohol providers and commissioners.

Guidance also mentions

* people who have ill-health/long-term conditions (including mental ill-health) and require social care and support
* targeting funding under the Next Steps Accommodation Programme within four broad categories:
* High/complex/multiple needs: long-term rough sleepers, and those requiring extensive support through Housing First or supported housing with high-level management and support.
* Medium/high needs: people who have a significant or repeat history o0f rough sleeping and/or have health, care and support needs best met through supported housing or housing-led placement with sufficient floating support.
* Low/no support needs: people who are newly homeless and/or have less significant health or support needs and can be assisted through low support accommodation options, or access to housing and short-term floating support or reconnections to friends and family if deemed appropriate.
* People whose access to statutory housing assistance and welfare is limited due to their immigration status, e.g. those with a No Recourse to Public Funds condition or EEA nationals not exercising a qualifying right, who require alternative assistance to resolve their homelessness including through reconnection or access to employment.

Local areas are expected to identify how support services proposed in the proposals are necessary beyond what is currently in place.

# Summary of bids

## What has FDC bid for and how much?

| Area | Item | Outcome / output  | Cost  |
| --- | --- | --- | --- |
| Short-term & intermediate | supported interim accommodation | 22 (of which 8 are new units secured from PRS) | £21,600 (PRS)  |
|  | extended emergency accommodation | 14 (EU nationals supported under Suspension of Temp Derogation / NRPF) SOTD) | £ 176,400 (SOTD) |
|  | How many reconnections / voluntary returns abroad do you anticipate delivering in 2020/21? | 2 can fund from RSI bespoke funds |  |
|  | Net request to NSAP funds |  | **Total £198,000** |
| Supported move-on accommodation | How many units of supported move-on accommodation will your proposal bring forward in 2020/21? | 10 units in one “scheme” | Capital £444,120Revenue £123,530 |
| Revenue-only proposals | How many units of supported PSL accommodation do you anticipate bringing forward in 2020/21? | 5 units, 30 clients (bedrooms) | £55,000 |
| capital-funded supported move-on | **Clarion** – purchase & repair of 10 x 1 bed leasehold flats ring-fenced for homeless clientsThe properties will provide long term accommodation that can be re used for future clients to prevent a rough sleeping. Minimum 30 years as a “national asset” to house rough sleepers / those at risk of rough sleeping.  | 10 units of accom | Cost £444,120 capital (Requires MHCLG funding) |
|  | **Ferry Project** – revenue funding for floating support for clients in Clarion properties.  |  | Cost £123,530 cumulative for revenue floating support 21/22, 22/23, 23/24 |
|  | **Amicus** set up costs for 5 properties to be leased for 5 years. 30 bed spaces for 30 clients in total. 2 properties already identified and will purchase 3 more by 31/03/21. The Amicus properties are being paid for by investment and repayment via Housing Benefit at no cost to this bid. The set up cost of £11k per property (x 5 properties) to cover white goods, CCTV, furniture and fittings etc. | Cost = 5 properties x £11,000 set up costs  | Total Cost £55,000 NOT A BID FOR THIS |

**Partners: directly delivering**

* Ferry Project – Provision of floating support to Clarion’s purchase and repair properties - delivery of Floating Support. Ferry Project are a significant key partner (and imperative to our Homelessness and Rough Sleeping Strategy) for over 20 years and are part of the Places for People Group.
* Clarion - purchase and repair of 10 x 1 bed properties as a national asset for a minimum 30 year period – The council has a strong connection with Clarion, they are key partners in delivering affordable homes and the council’s LSVT with over 4000 properties in the area.
* Amicus Trust – a partner of the Council. £55k for set up costs for 5 new properties. We have a very positive working relationship with Amicus and have 2 properties already in Fenland providing much needed accommodation for homelessness.

**Partners: working with the project**

* Cambs County Council (Public Health, Complex Needs Team, and HRS)
* Police Crime Commissioner
* FDC Homelessness and Rough Sleeper action plan partnership

## What has HDC, SCDC and ECDC bid for and how much?

| Area | Item | Outcome / output / cost |
| --- | --- | --- |
| Short-term & intermediate | **total** units of supported interim accommodation  | 15 PRS tenancies (ALL NEW UNITS) |
|  | units of extended emergency accommodation | 250 nights of spot purchased emergency accommodation during winter 2020/21.  |
|  | Total **net** request to NSAP funds for short-term & intermediate solutions | £23,500 (REVENUE ONLY) |
| Revenue-only proposals | How many units of supported PSL accommodation do you anticipate bringing forward in 2020/21? | 4 |

**Partners: will work with the project**

P3 – our Street Outreach service provider will also make use of this PRS access scheme to assist clients into settled accommodation. The scheme will be administered by the local authorities but may be accessed by the Street Outreach navigators as part of the offer package to assist clients.

## What has Cambridge bid for and how much?

| Area | Item | Outcome / output / cost |
| --- | --- | --- |
|  |  |  |
| Bid One: We have calculated that our total spend in 2020-21 (net of housing benefit) will be £1,535,617. Our projected spend in the period July 2020 to March 2021 is calculated to be £867,800 and this is the amount we have bid for. (Our spending in the period March 2020 to July 2020 – the element we are unable to bid for – is £667,616). Our projection is based on the presumption of a declining number of people in expensive hotels as they are moved on, and our likely acquisition of some significantly cheaper ex-student accommodation from November 2020. Set against this calculation is an adjustment to include some additional intake over the winter under our severe weather emergency protocol (SWEP) programme.  | Market Purchase OF 10 X 1 Bed homes10 X Hill Modular Units | **Capital Cost per Unit (with on-costs)** £278,375**Capital Cost Total** £2,783,750**Bid amount** £1,833,532Per unit £169,038**Total £1,690,380****Bd amount £740,162** |
| Bid Two. The particulars of our bid to the second fund are set out in the tables below. Table 1 sets out the capital element. Table 2 sets out the revenue element. The MHCLG advises that bids will be determined ‘during August’. | **20 homes plus support**Support worker x 4 (for 40 homes at 1:10 worker client ratio)Back office support THL (for 20 PRS properties) x 120 x Guaranteed PRS rents x 12 months @ £950 pcm net of benefit (assuming 20% bad debt) | £37,000Bid amount £148,000Cost £37,000Bid £37,000Bid £98,304 |
| The capital bid has been submitted subject to the following:* Member approval.
* Being able to charge rent at current local housing allowance levels.
* MHCLG confirmation that the HRA is able to charge rent at this level.
 |  |  |

## What has Peterborough bid for and how much?

TBA