

## COMMUNITY & SOCIAL AFFAIRS COMMITTEE

21 SEPTEMBER 2011

### REPORT OF HEAD OF COMMUNITIES & NEIGHBOURHOODS

#### APPROVAL TO PROGRESS TO THE DEVELOPMENT STAGE OF A HOUSING FOYER SCHEME FOR MELTON BOROUGH

##### 1 PURPOSE OF REPORT

- 1.1 To seek member approval for officers to negotiate the development of a Housing Foyer Scheme for the Borough of Melton in consultation with partner agencies and interested Housing Associations.

##### 2.0 RECOMMENDATIONS

- 2.1 **The Committee establishes a working group that develops a fit for purpose Housing Foyer to serve the needs of the Borough of Melton and nominate members to the working group.**
- 2.2 **A feasibility study is carried out of two potential sites that have been identified as meeting the requirements of such a project.**
- 2.3 **The working group reports its findings back to the Community and Social Affairs Committee and Policy and Finance Committee and makes the necessary recommendations.**

##### 3.0 KEY ISSUES

###### Background

###### Local Issues

- 3.1.1 In the Borough at present figures show that we have a large amount of young people aged 16 – 25 years who are currently are either homeless, living in temporary accommodation or staying with various friends (sofa surfing). Currently Melton Borough Council is experiencing more young people than normal requesting housing assistance (Appendix A).
- 3.1.2 When young people approach us they not only have a housing need but also have other issues such as unemployment, poor health, drugs and alcohol issues. Housing is the key area to begin with in order to improve on the other issues the young people have. Additionally single, young people do not gain as much assistance on housing registers as families or single parents thus meaning they are more likely to have to fend for themselves.
- 3.1.3 Melton Borough Council tries to support young people in such situations as best we can but not having specific accommodation in the Borough that helps single, young people with more support than just a tenancy often means we have a higher failure rate of young single people in tenancies than those families/lone parents who receive support.
- 3.1.4 Melton does have accommodation for housing single, young people in Melton Young Singles Trust housing on Nottingham Road, Melton Mowbray which is run by East Midlands Housing Association. This accommodation gives us valuable accommodation but the programmes that are needed to offer the wider support and life skills are currently not provided.

- 3.1.5 Currently we do not offer full tenancies to 16-18 year olds and accommodation for this age group is hard to come by thus causing problems with homelessness and the continuation of these young people not being in employment, education and training.

### **3.5 Foyer Housing Schemes**

Foyer housing schemes are designed to provide supported living for disadvantaged young people aged 16-25 year olds to achieve the transition from dependence to independence. A scheme would also provide as a minimum, affordable accommodation, training, guidance, personal development and job searching facilities.

Further more detailed information is attached in Appendix B. It is believed that developing such an approach in Melton is needed if we are going to prevent underachievement and disadvantage in single, young people.

### **4.0 POLICY AND CORPORATE IMPLICATIONS**

- 4.1 At this stage there are no policy implications.

### **5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS**

- 5.1 Two Housing Associations have been involved in initial discussions with officers from Melton Borough Council and have both indicated that they may be able to finance the capital build of such a project. At this stage it has been determined that if the project is to develop Melton Borough Council would need to gift land or sell at a peppercorn rate. A small percentage of the capital costs may also be required from Melton Borough Council/other partners.

- 5.2 The revenue costs can be covered by the preferred partner using income through housing benefits and Supporting People monies. Negotiations will need to take place to determine the level of supporting people monies required to make such a project viable. The costs are calculated on a 25 unit facility.

- 5.3 Should the project require any Financial resources from Melton Borough Council then a further report will b presented to this committee.

### **6.0 LEGAL IMPLICATIONS/POWERS**

- 6.1 There are no other legal implications directly arising from this report.

### **7.0 COMMUNITY SAFETY**

- 7.1 There are no direct links in this report however if a Foyer scheme is progressed this could have a positive impact on Community Safety.

### **8.0 EQUALITIES**

- 8.1 An initial equalities impact assessment will be completed and taken for scrutiny by the Equalities Steering Group.

### **9.0 RISKS**

- 9.1 The risks are considered in the table below:

|                           |                       |                      |                |                        |
|---------------------------|-----------------------|----------------------|----------------|------------------------|
| <b>Probability</b>        |                       |                      |                |                        |
| ↓                         |                       |                      |                |                        |
| Very High<br>A            |                       |                      |                |                        |
| High<br>B                 |                       |                      |                |                        |
| Significant<br>C          |                       |                      |                |                        |
| Low<br>D                  |                       |                      |                |                        |
| Very Low<br>E             |                       | 1                    | 2              |                        |
| Almost<br>Impossible<br>F |                       |                      |                |                        |
|                           | IV<br>Neg-<br>ligible | III<br>Marg-<br>inal | II<br>Critical | I<br>Catast-<br>rophic |
|                           | → <b>Impact</b>       |                      |                |                        |

| Risk No. | Description   |
|----------|---|
| 1        | There is no or little demand for a Foyer in Melton. |
| 2        | The project is unviable due to a lack of funding.   |

9.2 We currently are aware we have poor support packages for young people living in Melton which leads to a high failure rate of tenancies and also a number of young people getting into crime etc. However we need more robust qualitative and quantitative data to build a business case for a Foyer scheme in Melton.

## 10.0 CLIMATE CHANGE

10.1 There are no climate change issues directly arising from this report. However introducing such a scheme may encourage more use of public transport. Any new build scheme will meet the highest energy efficiency levels possible within

## 11.0 CONSULTATIONS

11.1 At this stage consultation has taken place with a number of housing associations which has resulted in two remaining interested parties willing to develop a scheme.

11.2 The Chairman and Vice-Chairman of C&SA, Deputy Leader and Ward Councillors of Warwick have been involved in informal visits and research over the past three months.

## 12.0 WARDS AFFECTED

12.1 All wards are affected.

Contact Officers: Keith Aubrey, Harry Rai, Ronan Browne, Samantha Fern

Date: 05 September 2011

Appendices: Appendix A – Current Housing Need for young people in Melton  
Appendix B – Foyer Schemes Explained

Background Papers: Housing Needs Assessment, Housing Strategy

Reference: C'tees, Council & Sub-C'tees/CSA/2011-12/21-9-11/Housing Foyer