



YMCA Derbyshire - Under 35s Housing Scheme

SUMMARY

- 1.1 This report seeks approval for the Council to agree a lease arrangement for 24 two-bedroomed properties with YMCA Derbyshire (YMCA) for a period of 2 years, to commence at the end of January 2018.
- 1.2 The shared units will provide accommodation for single people under 35 years of age who are threatened with homelessness, or who are homeless. YMCA will work with residents to develop the necessary skills for independent living over the period of their stay, and will support residents to attain longer term housing solutions. The YMCAs agreement to let the properties to meet these aims will be incorporated into the lease as express provisions, and demonstrates that these measures form part of the Council's commitment to meeting its statutory obligations.
- 1.3 Approving this proposal will respond to duties contained within Homelessness Reduction Act 2017, particularly the development of housing pathways for vulnerable people in need of homes.

RECOMMENDATION

- 2.1 To agree to the issue of leases of 24 two-bedroomed properties to the YMCA for a period of 2 years, at a total annual rental of £87,564 per year.
- 2.2 To note that the general terms of these leases will be the same as those for the leases that will expire on 31st Jan 2018 for the same properties, with 2 amendments:
 - specific additional terms will be incorporated that specify the YMCA's agreement to provide additional services that will assist the Council to meet its statutory obligations under the Homelessness Reduction Act 2017 (Detail in 4.4 on page 2)
 - the repairing and maintenance obligations will be met by Derby Homes throughout the term of the leases.

REASONS FOR RECOMMENDATION

- 3.1 This proposal will enable the Council to meet its new duties under the Homelessness Reduction Act 2017, which requires it to work with partner providers to ensure it can meet these new duties when the legislation is enacted in April 2018.
- 3.2 The YMCA will partner with the Council and Derby Homes to help meet these new duties through this scheme, utilising the 24 units that are currently being leased.

SUPPORTING INFORMATION

- 4.1 Currently the YMCA lease 24 properties from the Council to deliver the Ambitions East Midlands (AEM) project, a government initiative which attracts social investment into supporting under 25's with the most complex needs to achieve stability in both housing and Education/Training/Employment. The funding for this scheme will cease on 31 December 2017.
- 4.2 The AEM project was not specifically set up to assist the local authority to prevent homelessness, but adopted a more holistic approach to a young person's challenges in life. Whereas the new proposal will enable the YMCA to work with single people under 35 to gain the skills to end their homelessness and maintain longer term homes.
- 4.3 This new proposal is a more focussed vehicle which will assist the Council to meet its obligations under the Homelessness Reduction Act 2017. In addition it will provide support/skills needs assessments and plan to meet longer term housing needs.
- 4.4 Key features of this proposal will include:
- 6 months temporary accommodation, allowing for housing benefit recovery
 - Provide supported guidance for the young person to complete the Derby Homes online pre Tenancy course.
 - Increased engagement activity with the private rented sector to increase access to this sector for the cohort
 - Housing Navigator input into each resident through their move into permanent housing
 - Eligibility Assessment under the HRA and Homelessness Prevention, casework and Personal Housing Plans support
 - Timely feed into monitoring arrangements.
- 4.5 It is therefore proposed to issue new leases of the 24 two-bedroomed properties to the YMCA for a period of 2 years. This will be on the same general terms as for the existing leases, including rental payments and rolling break clauses. Also, in recognition of the additional services provided by the YMCA in helping the Council to meet its statutory obligations under the HRA 2017, the repairing and maintenance obligation will be met by Derby Homes throughout the term of the lease. Specific terms will be incorporated that specify the additional services the YMCA will provide.

OTHER OPTIONS CONSIDERED

- 5.1 No other opportunities for this type of proposal currently exist, which can secure supported move on accommodation for younger homeless people. Without this support, the council will find it difficult to meet its duties under the HRA 2017.

This report has been approved by the following officers:

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| Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s) | Olu Idowu, Head of Legal Services Andy Gill/Mazer Hussain John Sadler, Strategic Asset Management and Estates Greg Jennings, Director of Regeneration, Property and Housing Projects Ian Fullagar, Head of Strategic Housing Services. Claire Mehrbani, Head of Housing Management and Housing Options, DH. |
| For more information contact: Background papers: List of appendices: | Angelina Novakovic / Martin Brown 01332 640330 / 640319 angelina.novakovic@derby.gov.uk / martin.brown@derby.gov.uk None Appendix 1 - Implications |

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| IMPLICATIONS |
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Financial and Value for Money

- 1.1 The demand for homelessness services and housing from younger people is high. The current annual rental value of the 24 properties is £87,564, which will be recovered from the YMCA under the lease arrangement terms for the duration of the lease.
- 1.2 In recognition of the additional services provided by YMCA in helping the Council to meet its duties under the HRA 2017, the repairing and maintenance obligation will be met by Derby Homes throughout the term of the lease. Any maintenance costs over the two years will be absorbed by Derby Homes. As such, there are no direct financial implications for the Housing Revenue Account (HRA) from the decision to amend the lease.

Legal

- 2.1 This proposal will enable Derby City Council and its partner provider, Derby Homes, to provide essential housing and support to younger people under 35 who are homeless and will help meet our duties under the HRA 2017.

Personnel

- 3.1 None.

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- 4.1 None

Equalities Impact

- 5.1 This proposal enables Derby City Council to work in partnership with Derby Homes and the YMCA, to support younger homeless people who are disadvantaged by virtue of their homelessness.

Health and Safety

- 6.1 None

Environmental Sustainability

- 7.1 None

Property and Asset Management

- 8.1 This proposal will result in the lease of 24 two-bedroomed properties to the YMCA for a 2 year period.

Risk Management and Safeguarding

- 9.1 This proposal will enable better safeguarding arrangements for younger homeless people who are often more vulnerable to exploitation and abuse.
- 9.2 As detailed in the main body of the report this new proposal will assist the council in mitigating the risk of failing to meet its obligations under the Homelessness Reduction Act 2017.

Corporate objectives and priorities for change

- 10.1 The proposal will enable the Council, in partnership with local housing providers, to deliver essential housing, advice and support to younger people who are homeless or threatened with homelessness and support them into more stable, permanent accommodation. This will promote greater sustainability of our local communities.