

SUBJECT:	RESPONSE TO URGENT NEED FOR HOUSING ACCOMMODATION – PROPERTY ACQUISITION
MEETING:	CABINET
DATE:	5TH JULY 2022
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE

- 1.1 To seek authorisation to proceed with the purchase of a residential, family property in Abergavenny to enable the Council to alleviate the pressures with homelessness and the reliance on unsuitable Temporary Accommodation, for example Bed and Breakfast.

2. RECOMMENDATIONS:

That Cabinet:

- 2.1 Following consideration of the Business Case (EXEMPT - Appendix One), approves the acquisition of the property, utilising Social Housing Grant and drawing on the existing borrowing headroom and budget envelope of the capital programme, to address the purchase price shortfall.

3. KEY ISSUES:

Local Context and Current Situational Analysis

- 3.1 In the three financial years since the Covid pandemic (2020-23) the Housing Options Team have seen a significant 23% increase in the number of actual homeless applications received. Day-to-day homeless presentations continue to be consistent with recent years, however in Monmouthshire the situation is particularly acute due to increased demand in accommodation requirements and a lack of both temporary and permanent accommodation available. This presents significant challenges for the Council with currently unprecedented numbers of people in temporary accommodation.
- 3.2 A total of 251 placements were made into Bed and Breakfast (B&B) provision in 2022/23 and the average length of a B&B placement was 86.4 days. (Some households can have multiple B&B placements).
- 3.3 These levels of homelessness are extensive at present with a gross budget pressure of approximately £1.865m accommodated within the revenue budget for 23/34. At the end of March 2023, there were 209 households in Temporary Accommodation (TA), including 92 households in bed and breakfast accommodation. The Council is also seeing an increase in the number of families at risk of homelessness as there is a lack of suitable, self-contained accommodation for larger families within the Council's provision of TA.
- 3.4 As of May 2023 there were:
- 2,187 households with a recognised housing need registered on the housing waiting list with a total of 3770 households on the housing register.

- 183 households in temporary accommodation, including 92 households in bed and breakfast accommodation. Many of these are single homeless people with support needs but there are also several families in temporary accommodation.
- 3.5 Unfortunately, the situation in Monmouthshire is unlikely to change any time soon. This is due to the continuing limited supply of suitable temporary and move on accommodation; low levels of social housing stock combined with low vacancy rates and above average price private sector rental costs, resulting in limited availability for homeless placements. This is leading to an unavoidable increase in the use of expensive B&Bs which are continually operating at capacity, due to inconsistent/fragile availability. The need for security for the vulnerable nature of clients, alongside a significant loss of Housing Benefit Subsidy where temporary accommodation is used, also being contributing factors to the worsening situation.
- 3.6 It is a WG policy objective to ensure that any period of homelessness is as short as possible and time in temporary accommodation is minimised, moving towards a Rapid Rehousing approach to homelessness. Unfortunately, due to the lack of available 'move on' accommodation this is currently extremely challenging. At present the current average period between the Council accepting a homeless duty and being provided permanent social housing is circa 309 days, an increase from 162 days in 2020/21. This current average period may still be yet to peak.
- 3.7 This continuing situation is clearly less than ideal and something that this report seeks to address. The Council's current provision of TA is mainly through leased privately-owned accommodation along with some owned by Registered Social Landlords. A range of accommodation is provided including bed and breakfast, shared and self-contained. The current reliance on privately-owned accommodation leads to inconsistencies in the standards of accommodation and a lack of long-term security. Several landlords are terminating their leases as the Council is unable to compete with market rental values or selling their properties due to the additional requirements associated with the Renting Homes (Wales) Act 2016 and/or the status of the housing market. Whilst the number of private leased properties is increasing gradually, the growth of the scheme is still not sufficient to meet the required accommodation need.
- 3.8 Waiting times in TA are high, with homeless households taking more than 10 months, on average, to be rehoused in social housing. With such lengthy stays in TA, it is essential that the accommodation provided is affordable, safe and secure environments for people to live in, this is not consistent with bed and breakfast accommodation. The Council therefore wishes to address this issue through increasing the provision of high quality, self-contained TA.
- 3.9 The local planning process has made, and will continue to make, an essential contribution towards affordable housing delivery, with 741 affordable homes completed since 2011 and a further 329 affordable homes with consent that will be constructed within the next couple of years. The 329 homes figure excludes potential affordable homes in the Upper Wye catchment which are currently on hold due the phosphate river water quality issue. On smaller sites, 'commuted sums' totalling £902,250 have been secured for provision of off-site affordable housing within the locality. While this provision helps meet our affordable housing need, a combination of rising house prices, a widening affordability gap between house prices and wages, and increased demand exposed during the Covid pandemic mean there is a significant shortfall in

supply. Although work has progressed on the Replacement Local Development Plan (RLDP), there is now a time lag during which two significant factors are constraining new housing supply. Firstly, almost all of the adopted LDP's allocated sites have consent and are complete or under construction. Secondly, some of those sites together with other 'windfall developments' in the northern two-thirds of the County are affected by the phosphates water quality issue in the rivers Usk and Wye. Hence the need to purchase existing properties to reduce the number of people in TA.

National Context

- 3.10 This unprecedented pressure is a consequence of Welsh Government's shift in Wales' approach to addressing homelessness since the Covid 19 pandemic began, where, as a public health measure, it became a Local Authority requirement to ensure people were taken 'off the streets'.
- 3.11 Since then Welsh Government have made it a priority to transform homeless services through a Rapid Rehousing approach by focusing primarily on early preventative actions across public services and, in housing, improving the quality and availability of accommodation, to ensure that any period of homelessness is brief and non-recurring, with support allowing people to access suitable, long-term and stable homes.
- 3.12 Up until 31st March 2022, Bed and Breakfast, security costs and the housing benefit shortfall were funded via Welsh Government's Covid Hardship Fund however since April 2022 onwards, despite additional Welsh Government funding, these costs will not be fully covered resulting in a continuing negative budget situation for the Council.

Funding Options

- 3.13 High levels of capital funding are currently available to support property purchases, an indicative Social Housing Grant (SHG) budget of £10.8m has been provided for Monmouthshire for 2023/24, however WG are proposing some of this may be allocated to Transitional Accommodation Capital Programme (TACP) funding instead. Approximately £7.4m of this year's SHG budget has been allocated as of June 2023.
- 3.14 Properties funded through SHG must meet Welsh Government affordable housing standards - the "Welsh Development Quality Requirements (WDQR) 2021" which require homes to be high quality, spacious, energy efficient, low carbon homes. TACP funding allows for more flexibility in the standards properties must meet.
- 3.15 Section 106 contributions also provide an alternative source of funding towards the provision of off-site affordable housing. As of October 2022, the Council had £902,250 in Affordable Housing contributions, these must be used to deliver affordable housing in perpetuity in the Housing Market Area from which they are collected.
- 3.16 For this purchase, SHG will fund a proportion of the purchase however it comes with funding requirements and regulations which are not always sufficiently flexible to enable the full purchase of suitable properties, hence the need to draw upon the existing borrowing headroom of the capital programme.
- 3.17 Further to acquisition, an ability to access borrowing to significantly refurbish and remodel the residential property in MCC's ownership will derive additional accommodation to combat the temporary accommodation demand.

3.18 However, there are risks associated with the acquisition of properties. To mitigate this risk, Officers have targeted this property where the current provision is adequate and a suitably rigorous viability assessment including cost modelling has been undertaken.

3.19 Next Steps – Purchase of property in Abergavenny

3.19 This proposal seeks to purchase a property in Abergavenny to provide TA for a homeless family. The proposal aligns with the objectives of the Community and Corporate Plan's in creating a 'Fair place to live' and the priorities of Monmouthshire's Cabinet around Homelessness, Social Housing and Affordable Housing. In addition, the proposal contributes towards the Council's strategic housing priority: "To respond to increasing levels of homelessness and work towards rapid rehousing ambitions".

3.20 The key objectives for this purchase are therefore to:

- To provide a good quality additional unit of self-contained TA suitable for larger families - Accommodating larger families is a particular challenge at present due to the lack of large, accessible properties in the existing TA portfolio and therefore low turnover. This is resulting in larger families having to wait longer than the average 10.2 months to move into social housing;
- To improve the well-being of a homeless family through the provision of high quality, self-contained TA – This property has specific advantages as it provides a facility to accommodate a household with a member who has mobility issues, this is not an uncommon need. In addition, Welsh Government require authorities to provide temporary 'Homes' that are safe and secure and where households can rebuild their lives.
- To respond to levels of homelessness through the provision of Council-owned accommodation – Whilst it is difficult to project how many properties and how many different property types will be needed, the on-going accommodation need (e.g. type, size, location etc.) is continually monitored and reviewed by the Council. Any agreement to purchase/acquire accommodation will be managed accordingly and will only be acquired if needed. This practice is already in place in respect of the development of affordable housing and the acquisition of private leased accommodation.
- To contribute to the Council's Rapid Rehousing Transition Plan;
- To utilise Social Housing Grant and mitigate against projected underspend;
- To reduce revenue costs associated with the use of bed and breakfast accommodation;
- To pilot the procedure for purchasing, managing and maintaining Council-owned accommodation; and
- To improve the quality of housing stock in Monmouthshire through refurbishment, utilising framework contractors and local businesses where possible i.e., through installation of solar PV or replacing gas boilers.

3.21 The property requires general and specific improvement works to improve the standards of the accommodation to meet Welsh Development Quality Requirements (WQDR) 2021 where possible, allowing Social Housing Grant (SHG) to be accessed. It is therefore proposed that the required improvements are undertaken and ongoing

maintenance 'in-house' is provided the support of the Council's Property Services and framework contractors.

3.22 This report aligns with a previous approval by Cabinet and ratification by [Council - Appendix 3](#) on 3rd March 2022 to establish £2M borrowing headroom to enable specific property acquisition and remodelling to alleviate homelessness.

4. **EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):**

4.1 The Equality and Future Generations Evaluation Assessment detailed in Appendix One, details the following positive impacts which include:

- An opportunity to increase housing supply thereby helping local people remain in their home communities;
- A greater ability for the Council to determine the location of accommodation;
- The provision of additional housing options in terms of numbers of properties and type to assist homeless households;
- The provision of better-quality accommodation in the County for those with high homeless and support needs;
- The acquisition of properties as potential future assets;
- The development of local accommodation provision to enable the service to plan and develop in the medium to longer term planning;
- Less delays in being able to provide sustainable accommodation options;
- An opportunity to provide a settled period for applicants to access help and support nearer home;
- A positive contribution to the health and well-being of homeless households which are likely to also impact positively on Social Care clients and the Directorates priorities.

4.2 There are therefore no negative impacts associated with this proposal.

5. **OPTIONS APPRAISAL**

5.1 An options appraisal has been undertaken in Table One below and can be summarised as followed:

Table One – Options Appraisal

Current Issues	Solutions this proposal will present
The Council's current provision of TA is through leases with private landlords and RSLs, including extensive use of bed and breakfast accommodation.	This proposal is to purchase a property to be maintained and managed by the Council to provide TA for homeless households, thereby reducing the reliance on bed and breakfast accommodation.
There is a lack of self-contained temporary accommodation, particularly for larger families.	This proposal would provide family self-contained TA.
The Council is projecting an underspend in its SHG programme for the next two years.	The proposal is to access SHG to support the purchase and mitigate against the underspend.
The property in question is available on the open market.	There is the potential to increase the energy efficiency of the property.

The current financial implications of the current use of B & B accommodation are unsustainable.	The proposal contributes to the Council's Rapid Rehousing Transition Plan.
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5.2 To 'Do nothing' would mean continuing to manage the existing emergency and continually growing budget deficits. Whilst this may not add to the Council's longer-term capital borrowing, it will continue to drain the Council's revenue budgets. This option is therefore discounted, as it raises the greatest legal, financial and reputational risk for the Council.

5.3 Risks and Mitigation

A Risk Assessment has also been undertaken and is detailed in Table Two that follows:

Table Two – Risk Assessment

Risk	Mitigation
Housing management issues/Anti-social behaviour.	The property will be managed directly by a Housing Options Team Accommodation Officer. Households will be provided with Housing Support.
Property maintenance and management.	The accommodation will be maintained and managed by the Housing Options Team who will manage day to day repairs and cyclical maintenance. Property Services Team will support the refurbishment and planned maintenance of the property.
Viability	Capital grant funding will be sought through SHG, cost modelling has been provided in the accompanying business case.
Property may sell before the Council is able to purchase.	On going negotiations are taking place with the vendors.
SHG is not agreed by Welsh Government.	Early consultation has been carried out with WG and it is believed that the property will meet the standards required to access SHG. However, the total borrowing cost to the Council has been assessed in case the SHG application is not successful. In this instance, alternative funding could be sought via Section 106 Affordable Housing Contributions to support the purchase. £2m borrowing headroom approved by Council is proposed to be accessed to fund the acquisition and refurbishment.
Financial risks in relation to cost of refurbishment works.	Work closely with Property Services to agree the scope of works and opportunities for value engineering/savings, with due consideration for the lifespan of any improvements to ensure

	they are durable given the potential high turnover of tenants.
Procurement of professional Services to complete refurbishment works to required standards.	Availability of contractor and other professional services may delay the preferred programme for completion of the project. It is proposed that a contractor will be appointed via existing framework agreements or individual tender.

6. REASONS

- 6.1 The Council has a duty to prevent and respond to homelessness under the Housing (Wales) Act 2014.
- 6.2 The Council is expected to support and comply with Welsh Government Guidance - Coronavirus (COVID-19): Local Authority support for rough sleepers April 2020 and Phase 2 Planning Guidance for Homelessness & Housing Related Support.
- 6.3 The proposal also supports the Council to meet the Welsh Government requirement to adopt a Rapid Re-Housing approach to homelessness as per the Rapid Re-Housing Plan approved by [Cabinet - 5th April 2023](#) whilst also addressing other relevant policy documents such as [Homelessness strategy | GOV.WALES; Ending homelessness in Wales: a high level action plan 2021 to 2026 \(gov.wales\); and Homelessness accommodation provision and rough sleeping: July 2022 | GOV.WALES](#)

7. FINANCIAL IMPLICATIONS

- 7.1 The accompanying business case for this purchase seeks to undertake specific property acquisitions and remodelling where the Council is unable to identify suitable providers of temporary and sustainable accommodation in the County. Borrowing is required for the property as grant funding is only available for a proportion of the purchase. The level of borrowing has been calculated and borrowing costs will be met from existing Housing and Communities Service budgets and property rental income.
- 7.2 When comparing the total cost of this proposal to the existing option of accessing 4 bed B&B accommodation, this results in a net cost avoidance to the Council's revenue budget. The overall level of cost avoidance will be dependent upon the amount of Social Housing Grant that can be accessed, the final interest rate applicable on borrowing, and the final purchasing, commissioning and annual running costs. Indicative cost avoidance under varying scenarios is included in Appendix 1.
- 7.3 The Council's Landlord Services teams (Estates and Property Services), with the support of MCC Housing, will ensure the asset is well maintained and to ensure that asset values are retained such that best value is derived upon any subsequent disposal. It is essential that property condition is monitored and there is a robust programme of planned maintenance and component renewal. This will ensure that the Council's accommodation is of a high standard and aligns with Welsh Government accommodation standards.
- 7.4 In summary, this report seeks to enable the Council to flexibly and promptly react to its legal duties to prevent and respond to homelessness where it is unable to identify suitable providers of temporary and sustainable accommodation in the County. However, it also provides an affordable means to address the current revenue budget deficits whilst providing an opportunity to acquire a property as a future asset.

8. CONSULTEES

Cabinet

Senior Leadership Team

Landlord Services (Estates and Property Services)

Communities and Place Leadership Team

Housing and Communities Team

9. BACKGROUND PAPERS:

Appendix 1 – Equality and Future Generations Evaluation

10. AUTHORS:

Frances O'Brien – Chief Officer, Communities and Place

Cath Fallon – Head of Enterprise and Community Animation

12. CONTACT DETAILS:

FrancesOBrien@monmouthshire.gov.uk

Cathfallon@monmouthshire.gov.uk



<p>Name of the Officer completing the evaluation Cath Fallon</p> <p>Phone no: 07557 190969 Email: cathfallon@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal To seek authorisation to proceed with the purchase of a residential, family property in Abergavenny to enable the Council to alleviate the pressures with homeless and the reliance on unsuitable Temporary Accommodation, for example Bed and Breakfast.</p>
<p>Name of Service area Housing & Communities</p>	<p>Date 6th June 2023</p>

1. Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	This proposal affects people of all ages from 16+ including older persons by virtue of making more accommodation available in Monmouthshire. .This property will have the potential to support people of all protected characteristics	None	Purchasing properties is an additional housing option in Monmouthshire and will complement other housing options.
Disability	Properties will be remodelled to meet WDQR guidelines, and where the construction and model of the building allows, will meet accessible standards.	As above	As above

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Gender reassignment	As above	As above	As above
Marriage or civil partnership	As above	As above	As above
Pregnancy or maternity	As above	As above	As above
Race	As above	As above	As above
Religion or Belief	As above	As above	As above
Sex	As above	As above	As above
Sexual Orientation	As above	As above	As above

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
<p>Socio-economic Duty and Social Justice</p>	<p>It is recognised that homelessness is often characterised by issues such as: low income; affordability; impact of childhood trauma; substance misuse; accessing employment / training opportunities; barriers to accessing mental health and lack of independent living skills.</p> <p>The provision of temporary and sustainable accommodation therefore benefits those experiencing socio economic disadvantage. Good quality accommodation also supports wider priorities such as health and well-being, poverty, employment opportunities etc.</p>	<p>There are no negative impacts associated with this proposal.</p>	<p>It will be an on-going action to identify opportunities to strengthen homeless prevention, improve affordable housing provision and support homeless actions through social poverty actions and partnership arrangements.</p> <p>The proposal mitigates against chaotic lifestyles by seeking to provide safe and secure accommodation through which lives can be rebuilt.</p>

3. Policy making and the Welsh language.



How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
Policy Making Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	Neutral impact	None	N/A
Operational Recruitment & Training of workforce	Neutral impact. This proposal does not involve the appointment of staff. However, on a general basis, Housing & Communities encourages the appointment of Welsh Language speakers and offers staff Welsh Language training	None	N/A
Service delivery Use of Welsh language in service delivery Promoting use of the language	Neutral impact	None	N/A



4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!


Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive: Positively contributes to increasing housing options in Monmouthshire. Helps to reduce the use of bed and breakfast accommodation. Any remodelling and refurbishment work required will not only need to maximise energy efficiency but will also support the local construction sector and wider economy.</p> <p>Negative: None</p>	<p>It is an on-going priority for the Council to increase the provision of self-contained temporary accommodation and reduce reliance on bed & breakfast accommodation. Homeless prevention work will continue.</p>
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	<p>Positive: N/A Negative: N/A</p>	<p>There is the option to increase the energy efficiency standards of the properties.</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized, and health impacts are understood</p>	<p>Positive: Positively contributes to the health of homeless persons. Good housing supports well-being. Negative: N/A</p>	<p>The proposal will align with the Housing Support Grant programme to enable residents to access housing support and help to maintain their accommodation.</p>
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: Positively contributes by effectively increasing housing supply thereby helping local people remain in their home communities. Purchasing accommodation gives the Council greater ability to determine location of accommodation.</p>	<p>N/A</p>

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Negative: N/A</p> <p>Positive: Positively contributes to the health of homeless households. Any remodelling and refurbishment work required will also need to improve and maximise the energy efficiency of the properties to reduce future energy costs and loss.</p> <p>Negative: N/A</p>	N/A.
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive: N/A Negative: N/A</p>	N/A
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>Positive: The proposal both strengthens the quality and availability of homeless accommodation. The Council is working towards the provision of 'homes' not temporary accommodation. This helps to increase the stability in people's lives improving opportunities in respect of personal finances; employment; training etc. Some applicants can use this.</p> <p>Negative: N/A</p>	N/A

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Long Term future</p> <p>Balancing short term need with long term and planning for the future</p>	<p>The service seeks to provide a short-term/temporary housing intervention which will need to be under-pinned by the potential availability of housing support and eventually Rapid Rehousing to long-term housing solutions. Some of the short-term options provide stability from which plans can be made for longer term housing needs to be met e.g., move on and permanent accommodation.</p> <p>The proposal is about sustainable solutions and minimising the potential to set people up to fail.</p>	<p>Other accommodation elsewhere in the County has been sourced and continues to be sourced.</p> <p>The Council is transitioning to a Rapid Rehousing Approach as required by Welsh Government</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>This proposal is all about supporting Welsh Government to implement the emerging Phase 2 Welsh Government homeless policy and transition to a Rapid Rehousing Approach to homelessness. Homeless applicants benefiting from the proposal may receive support from housing support providers.</p> <p>The proposal supports Health (good accommodation contributes to well-being etc.) and Social Care (good accommodation supports families, care leavers and corporate parenting etc) and Police/Public Protection (greater options for potentially placing offenders)</p>	<p>Arrangements already exist with housing associations and private landlords and links are in place with the Police and Probation.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p data-bbox="219 568 376 596">Involvement</p> <p data-bbox="427 347 562 635">Involving those with an interest and seeking their views</p>	<p data-bbox="591 309 1310 523">The Council has met with Welsh Government about the proposal and routinely liaises with Welsh Governments Relationships Manager. The Housing Support Commissioning & Operations Manager, Estates and Finance have also been involved.</p>	<p data-bbox="1330 309 1391 338">N/A</p>
 <p data-bbox="232 919 369 948">Prevention</p> <p data-bbox="203 976 501 1114">resources into preventing problems occurring or getting worse</p>	<p data-bbox="591 681 1310 818">The proposal is about strengthening and improving accommodation availability to offset the need to use inappropriate temporary accommodation and the associated expenditure.</p>	<p data-bbox="1330 681 2018 818">Resources are already being directed towards mitigating against homelessness through trying to prevent homelessness and acquiring accommodation elsewhere in Monmouthshire.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p data-bbox="237 560 376 587">Integration</p> <p data-bbox="203 608 528 743">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="589 312 1301 456">The proposal indirectly positively impacts on well-being e.g., potential for additional good quality accommodation supports well-being and potential additional income for empty property owners.</p>	<p data-bbox="1335 312 1391 339">N/A</p>

6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	The proposal supports households where there could be safeguarding issues by providing safe and secure temporary accommodation.	None.	N/A
Corporate Parenting	The proposal supports Corporate Parenting by potentially providing safe and secure accommodation.	None.	N/A

7. What evidence and data has informed the development of your proposal?

Evidence has been gathered in the following ways:

- Housing Options Team service activity e.g., numbers in B & B accommodation; homeless presentations;
- Consideration of current pressures being faced by Housing Options as a result of the statutory duty to accommodate all homeless households;
- Strategic overview of the temporary accommodation available and gaps in current provision.

The legislation and good practice which have informed the policy revisions are:

- Housing Act 1996;
- Housing (Wales) Act 2014;
- Welsh Government's Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness;
- The Allocation of Housing and Homelessness (Eligibility)(Wales) Regulations;
- Welsh Government Phase 2 Planning Guidance for Homelessness & Housing Related Support;

- Crime and Disorder Act 1998;
- Equalities Act 2010;
- Data Protection Act 2018;
- Welsh Government, Developing a Rapid Rehousing Transition Plan 2022-2027

8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

Positive -

The positive impacts of this proposal are:

- Additional housing options in terms of numbers of properties and type to assist homeless households;
- Better quality self-contained accommodation;
- Provides a settled period for applicants to access help and support;
- A wider range of housing support;
- It contributes to the health and well-being of homeless households.

Negative

None.

9. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Continue with homelessness prevention work to prevent temporary accommodation placements wherever possible.	On-going. This is a priority to minimize the numbers of people approaching the Council who need accommodation	Housing Options Team Manager
Consider and plan next steps and responsibilities.	On going	Strategy & Policy Officer, Homes & Communities Manager, Estates Manager

10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.	SLT/Cabinet Members	June 2023	