

SUBJECT:	REPURPOSING OF ACCOMMODATION IN THE COUNTY FARMS PORTFOLIO TO SUPPORT HOMELESSNESS AND OTHER POLICY OBJECTIVES
MEETING:	CABINET
DATE:	17th January 2024
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE

- 1.1 To seek approval for the repurposing of vacant cottages held within the County Farms Portfolio to support policy objectives such as alleviating pressures with homelessness and to address the reliance on unsuitable temporary accommodation.

2. RECOMMENDATIONS:

That Cabinet:

- 2.1 Agrees to the repurposing of the vacant farm cottage in Caerwent, for use as temporary accommodation for homelessness by MCC Housing subject to the necessary approvals to appropriate the cottage.
- 2.2 Agrees to the repurposing of vacant cottages held within the County Farms portfolio to support policy objectives and in particular aspirations around homelessness and children services provision.
- 2.3 That business cases will be submitted for the repurposing of other vacant cottages, for the consideration and approval via delegated authority of the Chief Officer for Resources, in consultation with the Cabinet Member for Resources.

3. KEY ISSUES:

- 3.1 This report aligns with a previous approval by Cabinet and ratification by Council on 5th July 2023 regarding property acquisitions as a response to addressing the urgent need for housing accommodation. Council's approval recognises the urgent need for housing to support policy objectives and aspirations particularly around alleviating pressures with homelessness and to address the reliance on unsuitable temporary accommodation.
- 3.2 The County Farms Portfolio holds seven cottages that do not form part of a recognised farm holding. Four cottages are currently vacant. The cottages have traditionally been held as accommodation options for tenants when they vacate their farm holding at the expiry or termination of their tenancy however, there has been minimal take up of these properties for a number of years. The cottages are no longer required for agricultural purposes and are therefore considered a suitable option as temporary accommodation to contribute towards relieving the reliance on bed & breakfast accommodation.
- 3.3 The repurposing of cottages is subject to legal due diligence for the presence of restrictive covenants that may prevent their intended use. The cottages may also require appropriation subject to how and why the land was originally acquired by the

Local Authority. Under Section 122 Local Government Act, a Local Authority has the ability to appropriate land/property belonging to the Council, that is no longer required for the purpose for which it is held, for any other purpose for which it is authorised by statute to acquire land.

- 3.4 The cottages may require some improvement works to meet current housing standards, the level of which is property specific and subject to conditional survey. Any improvement works will include where feasible, improvements to the property's energy efficiency and reduction in carbon emissions, increasing resilience to climate change and securing a sustainable future. Energy Use Intensity (EUI) targets will aim to go above and beyond building regulations wherever practicably possible. Each property is to be considered on its own merits and supported by a business case. Any works carried out would be essential in nature and of benefit to the property more generally.
- 3.5 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.

Funding Options

- 3.6 High levels of capital funding are currently available to support property purchases, Monmouthshire's Social Housing Grant (SHG) budget for 2023/24 is £9.8m, of which approximately £9m has been allocated as of October 2023. However, SHG will not be available for these properties as the grant calculation considers the rental income over a 50-year period compared to the cost of the works, these properties show a surplus over this period.
- 3.7 WG announced a new funding stream in 2022, Transitional Accommodation Capital Programme (TACP), which is available for void works to existing properties. An expression of interest was submitted for the cottage in Caerwent for TACP funding and provisionally approved for the sum of £77k. Properties funded through TACP should ideally 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. If this is not possible Welsh Housing Quality Standards (WHQS) would be acceptable.
- 3.8 Section 106 contributions also provide an alternative source of funding towards the provision of off-site affordable housing. As of March 2023, the Council had £814,331 in Affordable Housing contributions, these must be used to deliver affordable housing in perpetuity in the Housing Market Area from which they are collected.
- 3.9 An ability to access borrowing to significantly refurbish and remodel the residential property in MCC's ownership, including cottages held within the County Farms portfolio, will derive additional accommodation to combat the temporary accommodation demand.
- 3.10 This report aligns with a previous approval by Cabinet and ratification by Council 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 seen 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.
- An opportunity to improve the energy efficiency of the cottages and reduce carbon emissions, increasing resilience to climate change and securing a sustainable future.
- 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 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 follows:

Table One – Options Appraisal

Option	Positives	Negatives	Recommended?
Dispose of the farm cottages	The Council will be relieved of all liabilities associated with the cottages. The Council will receive a capital receipt.	Loss of suitable accommodation for use by other MCC service areas to meet key objectives.	No
Retain the farm cottages			
1.Repurpose farm cottages to meet core Council objectives	Provides suitable accommodation to contribute towards meeting policy objections, including the need for temporary accommodation and/or for Childrens Services such as	Cottages require investment to bring accommodation up to appropriate living standards. Availability of contractors to carry out improvement works, and associated costs are	Yes

	<p>accommodation for looked after children.</p> <p>Potential to access WG funding for property improvement works including energy efficiency measures via TACP/SHG</p> <p>As MCC asset, decisions, and timescales for bringing property back into use within the gift of MCC.</p>	<p>uncertain due to current demand within the wider construction industry and volatility of materials/prices etc.</p>	
2. Maintain the cottages as vacant in the unlikely event they are needed for farm tenants	<p>Offers an option if and when such a need arises.</p>	<p>Vacant properties fall into disrepair and carry significant costs.</p> <p>Damage to reputation for holding vacant properties when there is such a demand for housing across the County.</p>	No
3. Let the cottages under a farm business tenancy (FBT)	<p>Offers accommodation for suitable tenant under its current use.</p> <p>Generates revenue stream via rent.</p>	<p>Limited market/demand</p> <p>Reduced rent (cannot attract market rent as unable to let on the open market on AST agreement)</p> <p>Improvement works at cost to Council as WG funding unavailable.</p>	No
4. Seek planning approval for 'other' uses such as a hostel	<p>Offers alternative accommodation types that may be required in the area</p>	<p>Unlikely to obtain pp for housing under current policy.</p> <p>Majority of cottages considered too small for alternative uses.</p>	No

5.2 The current issues the preferred/recommended option addresses and the solutions the proposal presents when repurposing farm cottages for temporary accommodation is summarised in Table 2 below:

Table Two – Issues and Solutions

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 repurpose Council owned vacant farm cottages 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 cottages require investment to meet current regulations and to provide modern comfortable living accommodation	The opportunity to improve the general standards of the properties, including energy efficiency measures.
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.

5.3 Risks and Mitigation

A Risk Assessment has also been undertaken and is detailed in Table Three below:

Table Three – 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 cottages.
Viability	Capital grant funding will be sought through TACP, cost modelling has been provided in the accompanying business case for the cottage in Caerwent.
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](#)
- 6.4 Of the seven cottages, four are currently vacant, with one being considered for re-purpose under this report. The cottages are held as options for tenant rehoming subject to a change in personal circumstances with tenants and their immediate family members (i.e., the passing of a tenant or their partner). However, such occasions are few and far between and generally not sought by the tenants due to alternative preferred housing options.
- 6.5 To contribute to the Council's Climate Emergency through improvements to the property's energy efficiency and reduction in carbon emissions, increasing resilience to climate change and securing a sustainable future.

7. FINANCIAL IMPLICATIONS

- 7.1 The accompanying business case for the cottage in Caerwent seeks to undertake specific remodelling and improvement works 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 not available in full.
- 7.2 When comparing the total cost of this proposal to the existing option of accessing 2/3 bed B&B accommodation, this results in a net cost avoidance to the Council's revenue budget.
- 7.3 The Council's Landlord Services teams (Estates and Property Services), with the support of MCC Housing, will ensure the properties are well maintained, helping to ensure that asset values are retained. 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. It also provides an additional option to support the property acquisition strategy to address the current revenue budget deficits whilst providing an opportunity to repurpose and make better use of current Council property assets.

8. CONSULTEES

Cabinet

Senior Leadership Team

Landlord Services (Estates and Property Services)

Communities and Place Leadership Team

Housing and Communities Team

MCC Legal Services

9. BACKGROUND PAPERS:

Appendix 1 – Equality and Future Generations Evaluation

10. AUTHORS:

Nick Keyse – Acting Head of Landlord Services

Ben Thorpe – Development Surveyor

12. CONTACT DETAILS:

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monmouthshire
sir fynwy

Integrated Impact Assessment document (incorporating Equalities, Future Generations, Welsh Language and Socio-Economic Duty)

<p>Name of the Officer completing the evaluation Ben Thorpe & Nick Keyse</p> <p>Phone no: 01633 644441 Email: benthorpe@monmouthshire.gov.uk & nicholaskeyse@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal To seek the repurposing of vacant cottages held within the County farms portfolio to enable the Council to alleviate the pressures with homeless and the reliance on unsuitable temporary accommodation, i.e., Bed and Breakfast.</p>
<p>Name of Service area Landlord Services – Estates</p>	<p>Date 17th January 2024</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	<p>This proposal affects people of all ages from 16+ including older persons by virtue of making more accommodation available in Monmouthshire.</p> <p>This property will have the potential to support people of all protected characteristics</p>	None	<p>Repurposing farm cottages is an additional housing option in Monmouthshire and will complement other housing options.</p>

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?
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
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

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?
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>
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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, our Housing & Communities colleagues encourage 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. Repurposing farm cottages 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?
	Negative: N/A	
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic, and environmental wellbeing	Positive: Positively contributes to the health of homeless households. Any remodelling and refurbishment work required will aim to improve and maximise the energy efficiency of the properties to reduce future energy costs and loss. Negative: N/A	N/A.
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	Positive: N/A Negative: N/A	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	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. Negative: N/A	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 data-bbox="203 596 360 671">Long Term future</p> <p data-bbox="405 384 555 635">Balancing short term need with long term and planning for the future</p>	<p data-bbox="591 314 1312 639">The proposal seeks to provide a short-term/temporary housing intervention option for Housing colleagues which will need to be underpinned by the potential availability of housing support and eventually Rapid Re-housing 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 data-bbox="591 644 1312 715">The proposal is about sustainable solutions and minimising the potential to set people up to fail.</p>	<p data-bbox="1332 314 2024 379">Other accommodation elsewhere in the County has been sourced and continues to be sourced.</p> <p data-bbox="1332 421 2024 491">The Council is transitioning to a Rapid Rehousing Approach as required by Welsh Government</p>
 <p data-bbox="203 1082 371 1110">Collaboration</p> <p data-bbox="405 874 555 1090">Working together with other partners to deliver objectives</p>	<p data-bbox="591 756 1312 1007">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 data-bbox="591 1011 1312 1219">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 data-bbox="1332 756 2024 858">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>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>Estates have and are working closely with Housing colleagues who are in support of the proposals. The Council's Housing department has met with Welsh Government about the proposal and routinely liaises with Welsh Government's Relationships Manager. The Housing Support Commissioning & Operations Manager, Estates and Finance have also been involved.</p>	<p>N/A</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The proposal is about strengthening and improving accommodation availability to offset the need to use inappropriate temporary accommodation and the associated expenditure.</p>	<p>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="203 608 524 743">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 and provided by Housing colleagues 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:

- Section 123 of the Local Government Act 1972
- Section 122 Local Government Act
- Planning Policy Wales and the guidance set out in Welsh Government Circular 003/2019: Compulsory Purchase in Wales and 'The Criche Down Rules (Wales Version, 2020)'
- 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.
- Makes best use of Council property assets bringing vacant properties back into use.

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 to work alongside Housing (and Children's Services colleagues) to support their specific needs in particular homelessness prevention 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	Estates, Housing Options Team Manager and Childrens Services Manager/Eliminate Project Lead
Consider and plan next steps and responsibilities.	On going	Strategy & Policy Officer, Homes & Communities Manager, Estates Manager, Childrens Services Manager/Eliminate Project Lead

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	17 th January 2024	