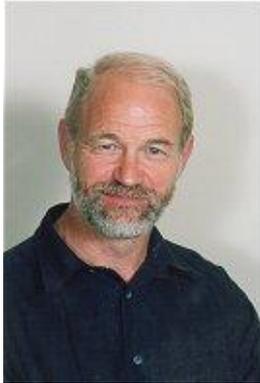


2011

Temporary Accommodation Strategy





Why is a Strategy needed?

Foreword by Cllr Ric Pallister

Temporary Accommodation is a necessary tool in managing Homelessness, especially within a large mixed urban and rural area like South Somerset. It should be available as an alternate to the expensive and socially unacceptable use of Bed & Breakfast. It is also frequently required as an interim step to a permanent allocation of accommodation in a location that best meets identified needs of the family or individual to avoid the social consequences of an inappropriate allocation.

To date, the use and availability of Temporary Accommodation (TA) has, with the exception of Westwood (Chard) and Roman Way (Yeovil), lacked any planned pattern and has largely been based upon the ad hoc use of passing opportunities rather than any needs based strategy. Yarlington Housing Group's Pre Stressed Reinforced Concrete (PRC) programme has generated opportunities but not always exactly where they are needed and is now coming to a close. Changes to benefit legislation, low future build rates of affordable housing due to lack of grant, economic slow down in the house building industry, rising demand, rising unemployment and inflation outstripping wages are just a few of the factors that will affect supply and demand in future years. It is essential that South Somerset District Council (SSDC) has the strategy, and realistic deliverable plans, in place to ensure that safe temporary accommodation is available to meet need in a balanced way across the District both for single people and families encountering homelessness.

Outside of the two main towns of Yeovil and Chard, turnover of stock is very slow and in some rural settlements extremely slow. Without the use of TA as a holding measure, it is inevitable that families and individuals will be pressured into the first suitable property that becomes available regardless of its location in the District. Rural families will be relocated into urban areas and urban families into rural settings with no account taken of schooling needs, family and neighbour support networks and employment needs. Discontent, depression, anti-social behaviour, educational disruption and loss of employment are all potential consequences. By utilising a comprehensive network of dedicated TA the use of B&B, for other than an emergency, can be minimised. Individuals and families will be better placed to find a property best suited to their needs in an area of their choosing if a longer period of time is available to match needs to stock turnover or new build being completed.

However, the plans must not only meet the level of need experienced historically, but must also identify deliverable accommodation solutions to meet higher demand should this occur, especially if that demand is subject to a swift and sustained increase. Solutions beyond the traditional built form may be required. If a temporary mobile home park is identified as a potential solution then the plan must identify the land area required, the infrastructure needed, the source of any mobile homes and the timescale from initiation to occupation. Once identified, planning permission must be put in place to enable fast implementation as and when it may be required. Broad order costs must be identified alongside the alternative of statutory homeless duty being discharged through the use of B&B, Hotels and Guest Houses if those are available.

Chaos, panic, expensive mistakes and personal misery are the hallmarks of an emergency or an event that is not been planned for. Thinking and acting, based upon sound contingency planning, carefully thought through and developed in advance, minimises turmoil and avoids costly mistakes. In this instance it will minimise the social impact and traumatic affect of losing a secure roof that so many homeless individuals experience at one of the lowest points of their lives.

Contents

Foreword by Cllr Ric Pallister	2
Contents	4
Executive Summary	5
Introduction	6
Context	7
Previous Targets	8
Recent Performance	9
Matching Supply & Demand	12
Existing Provision	15
Options – Investigation/Appraisal	18
Strategic Action Plan	24

Appendices

Appendix One: Current Temporary Accommodation	30
Appendix Two: Impact of the changes to Housing Benefit announced in the June 2010 Budget	33
Appendix Three: Specific Action Plan	34
Appendix Four: Equalities Analysis	35

Executive Summary

This document sets out the Councils approach to the provision of Temporary Accommodation and is intended to be part of a broader Homelessness Strategy, which shall in time, replace existing documents

We need to prepare for a number of potential demographic changes which could result in increased homelessness. Our aim is to develop a mixed portfolio of options which are easy to both 'dip in and out of' as circumstances dictate. The mixed portfolio should ensure that we avoid over reliance on one type of accommodation or one particular supplier

This document reviews both our previous targets and our recent performance. It summarises the likely level of temporary accommodation required over the next five years based on modelling of previous demand inflated by expected demographic changes.

We do not need to increase the overall amount of temporary accommodation in the immediate short term. However, we do need to replace some of the existing provision in Yeovil for three key reasons – suitable size, quality and diversity of supplier. Apart from identifying suitable B&B provision in Area East, there is no need to change on the grounds of geographical spread. For the longer term we have to develop a portfolio of temporary accommodation solutions, which can expand as well as contract in order to meet contemporary demands.

This document does not commit us to implementing any particular option which has not already been approved by the District Executive. It does set out the following options as being investigated in order to either provide alternative provision to that currently used or an option which we may have to activate in the event of increased demand due to demographic changes:

- Conversion of a redundant building in Yeovil currently owned and retained by the District Council;
- Potential reuse of other bespoke buildings for which the current use may cease following changes in revenue funding, primarily initiated by the County Council;
- New bespoke units being provided as part of the wider provision sought on at least one of the key site developments in Yeovil;
- Potential use of land-banked sites for modular units or park homes;
- A new approach to the provision at Dorcas House, Yeovil;
- Remodelling of the provision operated by Barnabas Housing Association at Newton Road, Yeovil and related changes at the Yeovil Night Shelter;
- Close monitoring of a new supported lodgings scheme;
- Provision of a transit site for Gypsies and Travellers;
- Refreshed approach to uses of available private sector properties.

1. Introduction

1.1 This document sets out the Councils approach to the provision of Temporary Accommodation within the context of the duties owed to homeless households under Part VII of the Housing Act 1996 (as amended by the Homelessness Act 2002).

1.2 It is primarily concerned with the management of the flow of households between the point of crisis and the moment of discharge of duty. This document is not concerned with interventions prior to the point of crisis, that will be dealt with in a separate prevention strategy setting out how the Council can attempt to reduce the number of incidents of housing crisis which lead to a formal approach within the meaning of the Act

1.3 Equally this document is not concerned with provision of additional affordable housing or other ways of discharging the full duty owed to certain statutory homeless households.

1.4 Both factors mentioned above directly affect the need for temporary accommodation, but this strategy is concerned with how we provide for the needs of households once temporary accommodation is required, as stated above, between the point of crisis and the moment of discharge of any formal duty.

1.5 In some cases this includes what is technically termed 'interim accommodation', rather than 'temporary accommodation' within the meaning of the Act. The former being accommodation provided for households between the point of crisis (when previous accommodation is no longer available or reasonable to continue to occupy) and the point at which a formal decision has been made within the meaning of the Act (whatever the outcome of that decision). Strictly 'temporary accommodation', within the meaning of the Act, is provided for households after a formal decision determines that a full duty is owed but before that duty is fully discharged. For the purposes of this document we are treating both as 'temporary accommodation' in a plain English rather than full legal interpretation of that term, whilst recognising that the nature of some temporary accommodation better lends itself to the interim duty.

1.6 A Countywide Homelessness Strategy for Somerset exists which has been used by the five local housing authorities (District Councils) with duties under the Act. In accordance with the action plan in that Countywide Strategy, a draft Countywide Temporary Accommodation Strategy has been drawn up, but this has not been formally adopted by South Somerset District Council and does not reflect or address the range of issues tackled here.

1.7 This document is intended to be part of a broader Homelessness Strategy, which shall in time, replace existing documents and include or outline our Prevention Strategy.

2 Context

2.1 A strategy for the provision of Temporary Accommodation is needed to prepare the Council for a number of potential demographic changes which could result in increased homelessness. This potentially includes the following:

- A wave of repossessions as capital values and prevailing interest rates adjust.
- A similar wave of private sector landlords selling up and taking properties out of the private rented sector as capital values begin to rise and Housing Benefit reductions are imposed.
- The overall impact of a progression of Benefit, and in particular Housing Benefit, changes (These are set out in appendix three). This could include an increase in repeat homelessness
- The overall impact of cuts in Supported People funded services (The County Council have already removed £3M in revenue funding in 2011/12, representing 18% and further cuts in the order of a total of £5.6m are currently planned for 2012/13 and 2013/14)
- A slow down in new supply – a crisis in construction industry (based mainly on liquidity rather than demand) and a change in the capital grant rates available to Housing Associations and other social sector suppliers.
- A 'soaking up' of available private sector rented property through EDF contractors working on the expansion to the Hinckley Point nuclear power plant
- Other impacts of the general economy, leading to reduced household disposable incomes or increased demographics.

2.2 The strategy should not be a document written once and not revisited, but a working tool to enable us to switch on and off different options as the prevailing demographics demand.

2.3 Our major aim remains to develop a mixed portfolio of options, preferably options which are easy to both 'dip in and out of' as circumstances dictate. The mixed portfolio should ensure that we avoid over reliance on one type of accommodation or one particular supplier.

2.4 An evaluation of options is required based on four main factors.

- Spatial distribution (Location of particular options and overall coverage of the District);
- Cost;
- Appropriate levels of support;
- A diversity of suppliers;

2.5 But should also take into account....

- Length of stay
- Occupancy rates
- Suitability (e.g. need to meet Decent Homes standard)

3 Previous targets



3.1 The previous central Government administration measured local Government performance and incentivised by use of a range of indicators and targets. The current administration is reluctant to use indicators and targets to the same degree. Below, the previous targets relevant to the provision of temporary accommodation in South Somerset have been set out with some commentary.

3.2 **Target:** Keeping homeless families out of B & B; except in an emergency and then for a maximum of six weeks.

Comment: There remain some families in bed and breakfast from time to time, but in all cases these have been for less than the six-week target period.

3.3 **Target:** Keeping the level of rough sleepers as close to zero as possible and at not more than two thirds of the number in 1998

Comment: The last official rough sleeper count gave us a zero response; a more recent update repeated the finding of zero.

3.4 **Target:** Halving the number of households in temporary accommodation by 2010, from a baseline set at December 2004

Comment: The Department of Communities & Local Government (CLG) set a target in January 2005 to half the number of households in temporary accommodation by 2010. The figure of 74 submitted by SSDC on the statistical return, known as the P1E, dated 31st December 2004 was the figure identified by CLG to be halved. SSDC target was therefore 37. However, in May 2005, this figure was amended as previous reported figures had omitted a number of households who had been accommodated by a private sector landlord. The original figure of 74 dramatically increased to 181. SSDC's new target was reset to 90. As at 31st December 2010 we were able to report that the number of households in TA was 70. Target achieved.

3.5 **Target:** Ensuring that no 16 and 17 year olds are placed in B & B accommodation after 2010 unless in an emergency.

Comment: The District Council has not directly placed any 16 and 17 year olds in bed and breakfast. However there have been some placements (latest estimate twelve across the whole of Somerset) arising from the County Council's duty towards certain vulnerable 16 and 17 year olds.

3.6 **Target:** In conjunction with the housing and homelessness strategies, keep the numbers of households living in temporary accommodation to an absolute minimum.

Comment: This is undeniably a good idea but remains largely a target for our prevention strategy.

3.7 **Target:** To ensure that when homelessness is unavoidable and temporary accommodation is necessary, the quality and location of the

accommodation provided best meets the households needs and, any accompanying support provided, minimises the negative impact on the household and reduces the risk of repeat homelessness

Comment: We shall review the quality and location and have commented on this in the rest of this document. Provision of suitable support shall remain a much trickier objective given the current climate of reduced revenue funding for housing related support emerging from the County Council.

3.8 Target: Reduce the length of time households spend in temporary accommodation

Comment: We have done so (more detail in graphs below).

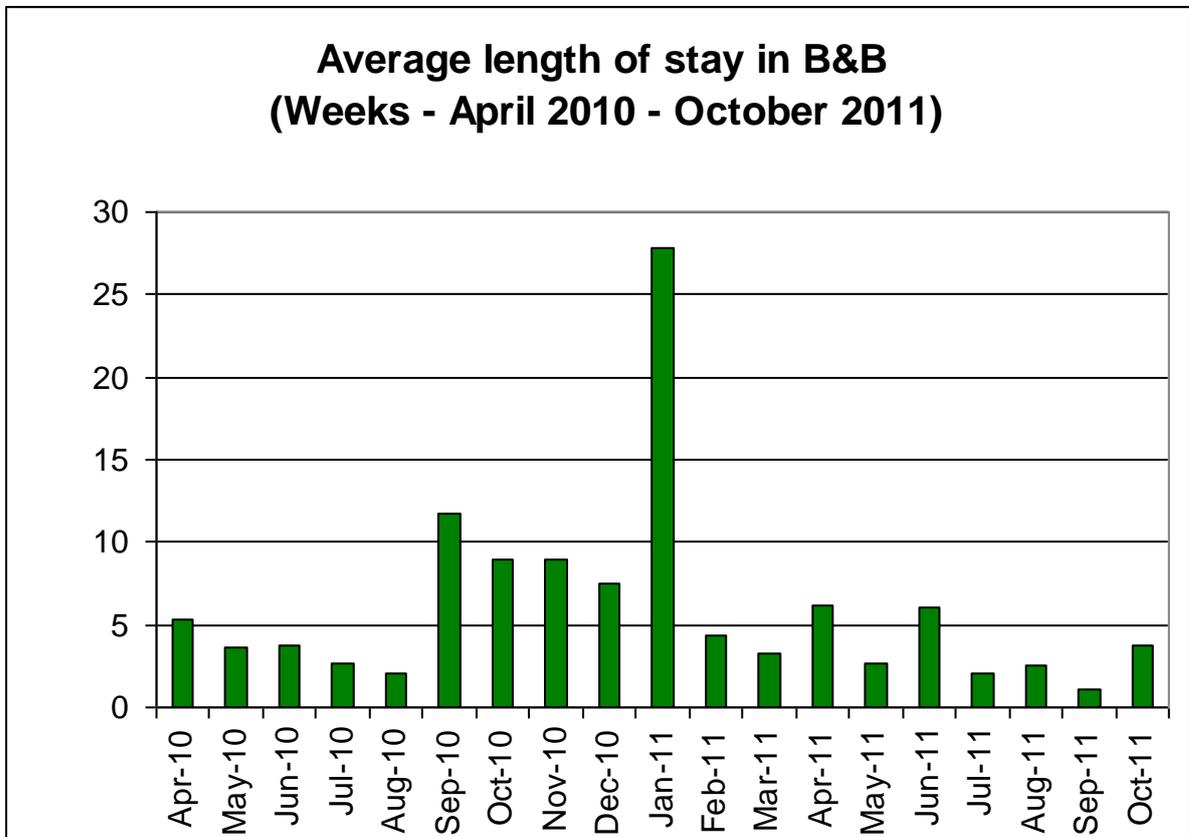
3.9 Target: To produce a realistic plan for future B&B usage with short, medium and long term targets

Comment: We did produce a plan, which is now out of date, reliance on B&B having fallen.

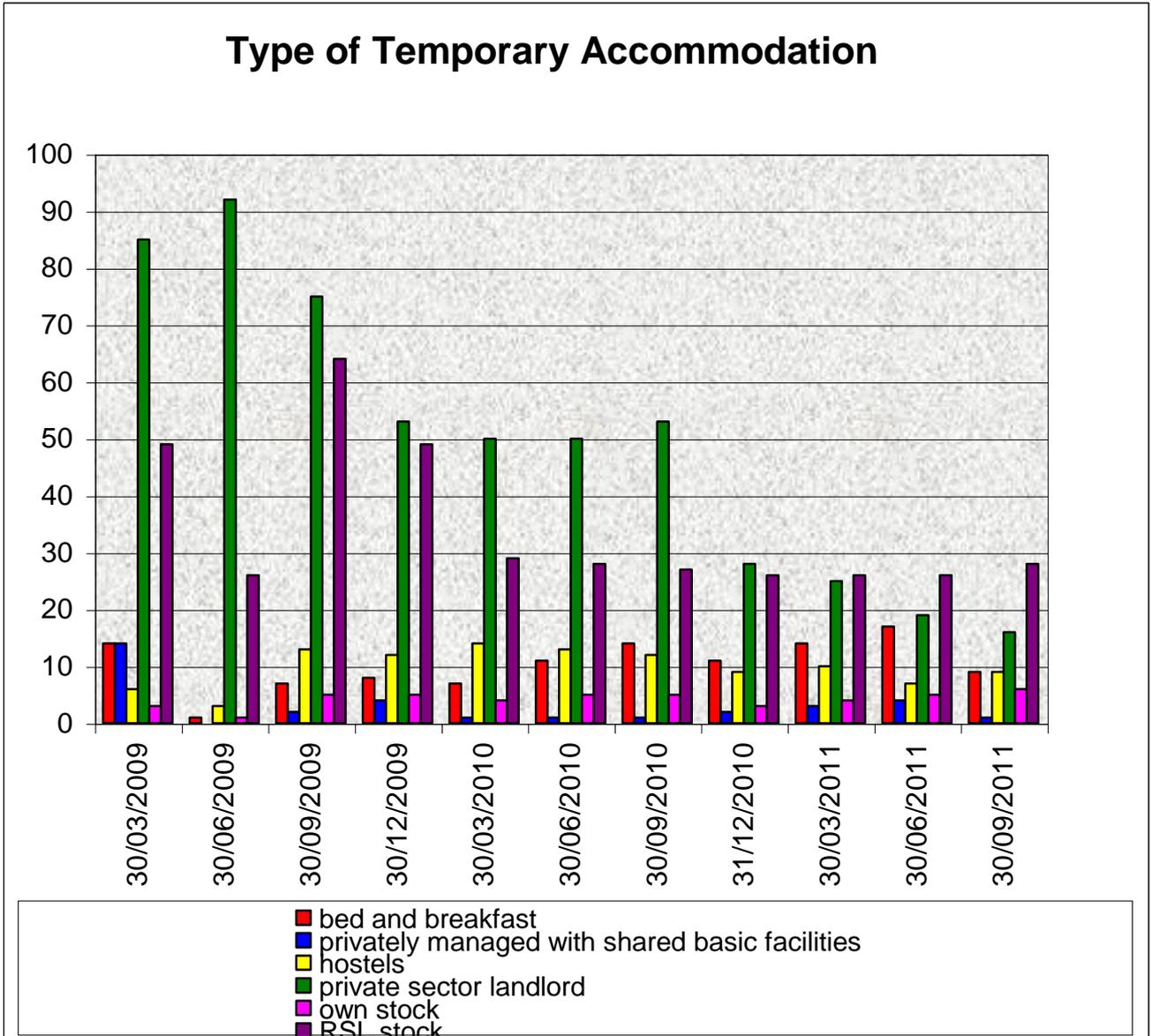
3.10 Target: The use of all accommodation is being reviewed to ensure that future provision of temporary accommodation meets the Decent Homes Standard.

Comment: We shall review the quality and have commented on this in the rest of this document.

4 Recent Performance



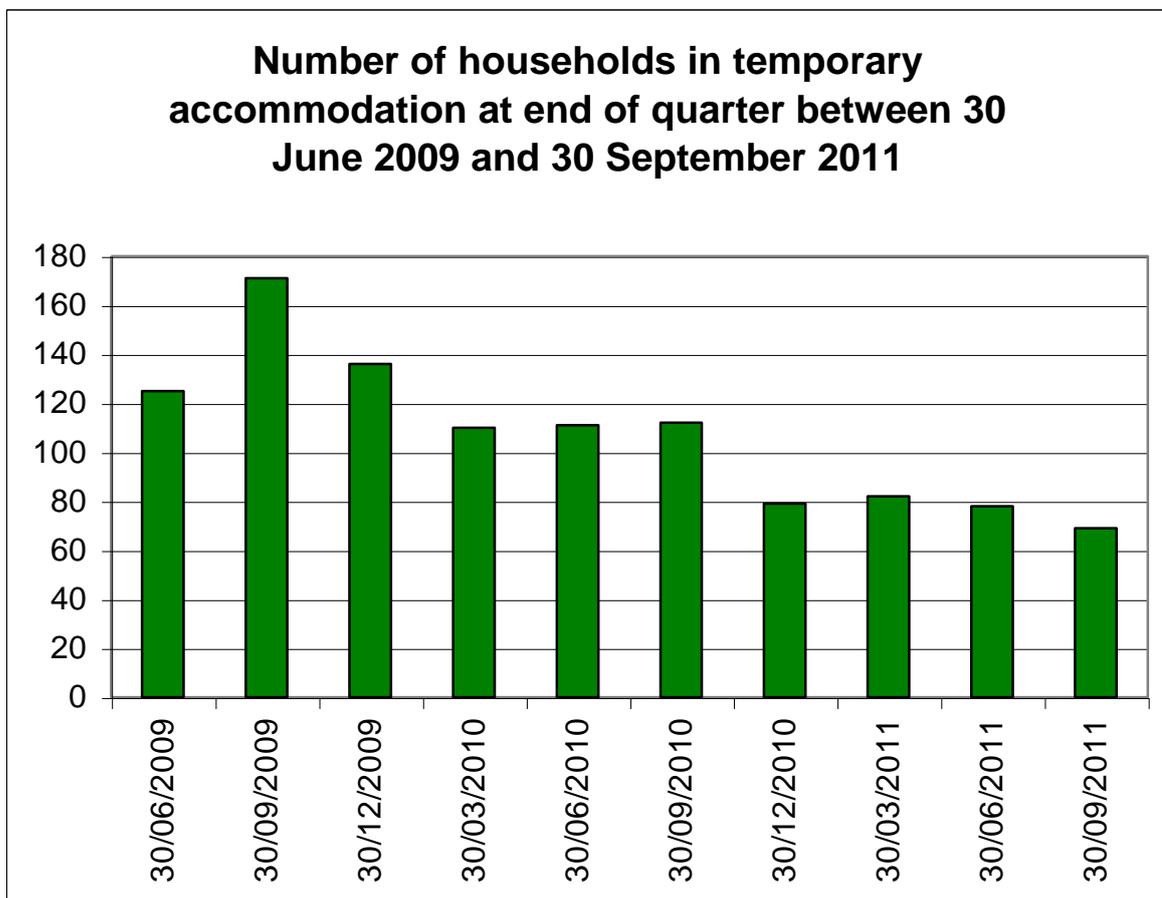
4.1 The graph above shows the average length of stay in bed and breakfast (B&B) over an eighteen-month period. The spike at January 2011 is entirely due to one specific case where the circumstances peculiar to that individual led to a very long stay in B&B (other suitable housing options not being available). There were only seven cases leaving B&B during January 2011 and the average time for the other six was just over six weeks, which is much more consistent with the rest of the graph. Whilst there have been some occasions when the average length of stay has been more than six weeks (our previous target), usually the average length of stay in B&B has remained below five weeks.



4.2 It should be noted in the above graph that the reduction in use of private sector housing is largely due to an increased level of ‘discharge of duty’ being achieved, i.e. that a significant number of these placements have become permanent rather than temporary as originally thought. Where such placements are made in future we intend to ensure that these are treated as permanent rather than temporary where it is reasonable to do so.

4.3 Similarly there has been a reduction in the use of Housing Association stock and this largely reflects an end of the use of PRC housing awaiting demolition. We have now reached the stage where the majority of such housing has been replaced to a modern standard. In a couple of sites the replacement hasn't yet been completed but the demolition has. In either case such properties are no longer available to us. Whilst using such PRC housing was much better than leaving much of it to stand empty, it has inevitably had an effect on the trends to date.

4.4 The accumulated effect of these, and other, reductions can be seen in the graph below. This shows that for the past four quarters the overall number of households in temporary accommodation has averaged at around 77, a significant reduction on the previous three quarters which averaged 111.



4.5 The average length of stay in our bespoke units of temporary accommodation varies from location to location. A recent analysis showed this to range from eight weeks at Roman Way to thirty-five weeks at Pavillion House, both in Yeovil. It should be noted that Pavillion House is entirely ground floor and thus can be used for people with mobility problems. The average length of stay reflects the relative difficulty of finding a permanent placement for such households.

4.6 To conclude, our overall use of temporary accommodation has reduced from a peak of almost 170 units to just under 70 at the end of September 2011. We do not envisage further reduction on the same scale and later in this document consider options for further provision should the need escalate again.

5 Matching supply and demand

5.1 We have worked on a model which identifies potential imbalances in the provision of temporary accommodation over time by matching projected demand against the projected supply.

5.2 Shortages demonstrate the Council’s inability to discharge its statutory duties in specific areas or in relation to specific property sizes, whilst identified surpluses could be utilised to ensure the most effective use of available resources.

5.3 The main results of this modelling are reproduced below. It should be noted that the model depends on a range of assumptions but is based on an historic pattern of demand. It is, then, not a perfect model but nonetheless a good indication.

Total Requirement for Temporary Accommodation

Table 1: Year 1 & Year 5 Summary

Settlement Area	Year 1			Year 5		
	Net Surplus / Shortfall of Stock Per Area			Net Surplus / Shortfall of Stock Per Area		
	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Bruton	0	0	0	0	0	0
Castle Cary/Ansford	0	0	0	0	0	0
Chard	-0	0	-1	-0	-0	-1
Crewkerne	-0	0	-1	-0	0	-1
Curry Rivel	-0	0	0	-0	0	0
Ilchester	0	0	0	0	0	0
Ilminster	0	0	0	0	0	0
Langport/Huish	-0	0	0	-0	0	0
Martock	0	-1	0	0	-1	0
Milborne Port	0	0	0	0	0	0
Somerton	-0	0	0	-0	0	0
South Petherton	0	0	0	0	0	0
Wincanton	-1	0	-1	-1	0	-1
Yeovil	13	-8	1	11	-9	1
Totals:	10	-9	-0	8	-10	-1

5.4 Table 1 above shows the projected net surpluses / shortfalls of temporary accommodation (all types) across South Somerset in year 1 and at year 5, where year 5 assumes growth in demand based on general demography

5.5 The figures are rounded, hence the totals do not equal the sum of the figures in each column

5.6 The table demonstrates that, overall, shortfalls are evident throughout the period of projection. As can be seen the shortfall in units peaks in year five at a shortfall of 11 units.

5.7 However given the source for demand is based on a single year snapshot, figures between -1 (shortfall) and 1 (surplus) should not be taken as sufficient evidence alone. For example the projected shortfall of one two-bedroomed property in Martock may arise from an isolated incident in the year from which the sample data was taken. This leaves the only significant projection from this modelling to be in Yeovil.

5.8 The immediate shortfall is estimated to be eight two bedroomed units in Yeovil. The immediate surplus is estimated to be thirteen single bedroomed units in Yeovil.

5.9 By year five this is estimated to rise to a shortfall of nine two bedroomed units in Yeovil and to fall to a surplus of eleven one bedroomed units.

5.10 Other shortfalls are predicted in Chard, Crewkerne, Martock, and Wincanton, but the numbers are not significant enough to merit the commissioning of new bespoke units. If such shortfalls do occur, from time to time, then these may be met by using B&B on a 'spot purchase' basis.

5.11 From this we can conclude that the key action required from this modelling is the replacement of up to eleven one bedroomed units in Yeovil with nine two bedroomed units in order to better match the needs of those households likely to require temporary accommodation in the next five years.

5.12 However we can also conclude that it will be possible to continue to use the existing provision in Yeovil, the consequence of which is that we are likely to be expecting a significant number of households in temporary accommodation to be in over crowded conditions for the duration of their stay, prior to discharge of the full duty.

5.13 Sensitivity Analysis

A sensitivity analysis has been undertaken to identify the potential impact of a number of potential demographic changes that could result in increased homelessness and the Council's ability to provide Temporary Accommodation. The analysis modelled 10%, 20% and 30% increases in the projected demand for temporary accommodation against the current supply of temporary accommodation, assuming uniform increases across all household types.

5.14 Table 2 shows the higher end of this modelling, the results of a uniform increase of 30% across all households in the district.

Table 2: Year 1 and 5 Based on 30% Increase in Homelessness

Settlement Area	Year 1			Year 5		
	Net Surplus / Shortfall of Stock Per Area			Net Surplus / Shortfall of Stock Per Area		
	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed
Bruton	0	0	0	0	0	0
Castle Cary/Ansford	0	0	0	0	0	0
Chard	-1	-1	-1	-2	-2	-1
Crewkerne	-0	0	-1	-0	0	-1
Curry Rivel	-0	0	0	-0	0	0
Ilchester	0	0	0	0	0	0
Ilminster	0	0	0	0	0	0
Langport/Huish	-0	0	0	-0	0	0
Martock	0	-1	0	0	-1	0
Milborne Port	0	0	0	0	0	0
Somerton	-0	0	0	-0	0	0
South Petherton	0	0	0	0	0	0
Wincanton	-2	0	-1	-2	0	-1
Yeovil	8	-12	1	6	-14	1
Totals:	3	-14	-1	1	-16	-2

5.15 The impact of this analysis shows the potential additional shortfalls that might emerge throughout the period of projection. By year five the annual shortfall increases to in the order of 18 units. As with the main model, in most cases the numbers are too small to provide sufficient certainty. However whereas with the main model we could only identify the need for any action in Yeovil, this model shows some potential need emerging in Chard and Wincanton. Other shortfalls are still predicted in Crewkerne and Martock but the numbers are not significant enough to merit the commissioning of new bespoke units

5.16 The shortfall in 2 bedroom units in Yeovil is projected to be 12, whilst the surplus of 1 bedroom units reduces to 6. If the projected 30% increase is sustained until year five, this rises to a shortfall of 14 two bedroom units and reduces to a surplus of one bedroom units of six.

5.17 In short, our key action from the main model of replacing some one bedroom units with two bedroom units has changed by five units of each in the worse case scenario (net need of ten additional units).

5.18 This suggests that we should closely monitor the prevailing demand, both to check the sensitivity of the key action arising from the main model and to check whether sufficient demand is emerging over time in Chard and/or Wincanton to merit the commissioning of additional bespoke units.

5.19 The next section considers the existing provision in more detail.

6 Existing Provision

6.1 Current B&B use

6.1.1 We currently have four B&B's that we use quite regularly, two in Yeovil ([REDACTED] and [REDACTED]) and one each in Chard ([REDACTED]) and Martock ([REDACTED])

6.1.2 Before using B&B we need to be sure that they are within our current cost limits and that they have been inspected by housing standards and the fire officer.

6.1.3 The [REDACTED] tends to be flexible regarding the clients they will accommodate, as does [REDACTED]. Both establishments offer some informal low support for vulnerable people.

6.1.4 At the time of preparing this document there is one client at Trenchard Park in Taunton, which is a facility that can offer support to very vulnerable clients, although it is not strictly classified as B&B. However we are concerned both about the relative cost and the fact that this facility is outside of the district and have ceased to make any further referrals.

6.1.5 We also use the [REDACTED] at Ilminster and Podimore and the [REDACTED] in Ilminster for emergencies, these hotels have disabled facilities but can be above our current cost limits, however the [REDACTED] can be booked online at short notice, which is useful. They do not provide breakfast but there is food available to buy nearby

6.1.6 We have no emergency accommodation that we can use in Wincanton, Castle Cary, Somerton, Crewkerne or Langport. This can cause difficulty for people from those areas in need of emergency accommodation, particularly if they have work or schools in the locality.

6.1.7 We also need provision for larger families; the only provider with a large family room available is at the [REDACTED], which is licensed and therefore not always suitable for families or people with alcohol or drug addictions or a recent history of drug or alcohol problems. [REDACTED] will accept families and is flexible to split them into different rooms.

6.1.8 In summary although we have reasonable provision for single people in Yeovil, Chard & Martock, we need to identify other B & B provision for families throughout South Somerset and for all applicants in Wincanton, Castle Cary, Somerton & Langport

6.2 Current hostel and other bespoke facilities use

6.2.1 We also have available to us, on demand, a range of hostel and other bespoke temporary accommodation units owned or managed by our Housing Association partners. These are explained in more detail at appendix one. We have analysed the occupancy rates of these over a two year period



6.2.2 The analysis of occupancy rates demonstrates the continued need for most of the bespoke temporary accommodation currently used. However there are low occupation rates for the majority of units at Dorcas House, which raises some concerns and taking into account the poor condition of the property suggest that this provision, as clearly the least desirable, should be fundamentally reviewed.

6.2.3 The property at Matthews Road, Yeovil was made available on a temporary basis and shall revert to general needs use once the current occupant is rehoused.

6.2.4 As appendix one shows, the majority of these units are owned and managed by Yarlinton, potentially placing the Council in a position of over-reliance on one provider, (this in the main, is due to Large Scale Voluntary Transfer which took place in 1999). We shall consider replacing some of these units, with alternative provision built to a modern standard with a broader range of Housing Association partners. Taking into account the conclusion of the previous section on modelling requirement, we shall prioritise replacement of 1 bed and bedsit units, preferably the oldest, with some 2 bed roomed units



6.3 Use of Private rented sector

Historically, in cases where the full duty under Homelessness legislation (Section 193) is accepted the Council has not discharged that duty when assisting households into privately rented assured short hold tenancies. This resulted in 75 households being accommodated temporarily into the privately rented sector as at 30 September 2009. However by 31st December 2010 this

figure had reduced to 28 largely due to the accommodation used being accepted as a suitable permanent placement by the household (Note: proposed changes in the forthcoming Localism Bill will allow Councils to determine such suitability in future without requiring the consent of the relevant household) Apart from emergency B&B accommodation, only in exceptional circumstances will privately rented properties be used as temporary accommodation. However we shall consider the use of some properties within the parameters of a wider private sector leasing scheme.

6.4 Use of Yarlington Housing's Pre-stressed Reinforced Concrete stock

6.4.1 Just over a decade ago the Council undertook Large Scale Voluntary Transfer (LSVT), ceasing its role as a landlord and creating South Somerset Homes (SSH - now called Yarlington Housing Group) as a new Housing Association. The transfer of all the remaining housing stock was subject to a tenants' ballot and one of the promises made to tenants by both the Council and SSH at the time was to bring all properties up to a mortgagable standard in order to facilitate the exercise of the Right to Buy, chiefly affecting the remaining system built properties such as those constructed of Pre-stressed Reinforced Concrete (PRC).



6.4.2 Yarlington decided that in many cases the most cost-effective solution was to demolish the PRC housing completely and replace with new units meeting all modern standards. The plan to demolish and replace the PRC units has taken several years to complete and during that time we took the view that such vacated dwellings should not be left empty for any significant period of time and it was far better to use these on a temporary basis with no formal guarantee to the occupants. With decant programmes taking up to two years from start to a development being cleared of existing tenants before demolition, this was a necessary and pragmatic use of many of the properties as an alternative form of Temporary Accommodation – in many cases the temporary home was of a much better standard than the alternatives available. As all occupants of this type of Temporary Accommodation were in the pipeline to permanent accommodation, CLG agreed that the use of these units would be reported but discounted in SSDC meeting its Temporary Accommodation reduction targets.

6.4.3 This is now largely a historic issue, with almost all of the sites in question now demolished if not yet fully rebuilt.

6.5 Existing Provision: Conclusion

6.5.1 We do not need to increase the overall amount of temporary accommodation in the immediate short term. The gradual discharge of duty to those in the private rented sector has reduced the technical level of temporary accommodation. However we do need to identify alternative B & B provision in certain localities, particularly Area East, for those occasions where need arises that would not justify permanent (continual) provision.

6.5.2 However, we do need to replace some existing provision. We need to replace for three key reasons – suitable size, quality and diversity of supplier. Apart from the need to identify a suitable B&B provision in Area East, there is no need to change our current portfolio of options on the grounds of geographical spread.

6.5.3 To some extent we have to develop a portfolio of temporary accommodation solutions, which can expand as well as contract in order to meet contemporary demands. Whilst B&B has been seen in recent years as inappropriate in most cases, the greatest advantage of this type of provision is the ability to expand or contract rapidly with minimal financial commitment.

7 Options – investigation/appraisal

7.1 The following options being investigated in order to either provide alternative provision to that currently used or an option which we may have to activate in the event of increased demand due to demographic changes.

7.2 Goldcroft building



We have investigated the conversion of a redundant building in Yeovil currently owned and retained by the District Council as a Strategic asset which could provide two units. Building on the success of the conversion of the Birchfield Pavilion building for a similar purpose we are working with Jephson Housing Group, one of our main Housing Association development partners, to consider conversion into a temporary accommodation facility. The building would be leased to Jephson on a long term lease (40 years) and then revert to the Council as Freeholder.

7.3 Reuse of existing bespoke buildings

There is currently a range of buildings owned and managed by Housing Association partners with an accommodation-based supporting people type service geared towards a particular client group. The County Council has announced cuts of 18% (£3M across the County) in the revenue budget for

such schemes during 2011/12, and we anticipate further cuts of up to an extra £5.6m in future years. Whilst the Council would not wish to see the decommissioning of certain schemes, it nevertheless remains a possibility that some will close either due to commissioning decisions made by the County or withdrawal of services by the provider. In this event we would wish to look carefully at all other future potential uses for the buildings that currently house such projects. These are unlikely to be designed to readily lend themselves to letting for general needs purposes and may well be suited as alternative forms of temporary accommodation.

7.4 Opportunities for new bespoke units within new build plans

7.4.1 A further opportunity exists, alongside the provision of permanent general needs affordable housing, to create a new bespoke unit within a site currently subject to new build proposals. (Along



similar lines to Yarlington's Victoria Road units in Chard) We are likely only to consider this in Yeovil rather than in any other settlement and this narrows down the options that we currently know about. There are still three former PRC sites to be redeveloped by YHG but these are a short term opportunity and do not represent a strategic solution and, in any event, our aim is to diversify provision by using other Housing Association development partners.

7.4.2 There are three key sites in Yeovil – at Lyde Road, Brimsmore and Lufton. Whilst negotiations are ongoing with developers on the latter two, work is well advanced on the Lyde Road key site where affordable housing (under planning obligation) is being provided by Magna and Signpost Housing Associations. We shall investigate the feasibility of new bespoke units being provided as part of at least one of these key site developments.

7.5 Investigate land bank opportunities

Another opportunity exists in the potential siting of mobile units, e.g. park homes, modular units etc on sites currently land banked, subject to future new build proposals. We do not believe that any of our Housing Association partners currently own significant land banks but local developers have indicated a willingness to consider such an intermediate solution on land earmarked for future development, but not yet ready to be brought forward. Discussions arising from the adoption of this strategy will be initiated. An opportunity may exist in the potential siting of mobile units on such sites, with the ability to move on to alternative sites as and when the site moves into development phase. We need to explore this possibility whilst not committing ourselves to any course of action, as an option that could be 'dipped into' as demographics demand.

7.6 Dorcas House

7.6.1 The land on which Dorcas House is sited was conveyed to the Borough of Yeovil by means of a Deed of Gift on 30th May 1910. It was then transferred as a site for an almshouse. The Council was under obligation to erect an Almshouse and forever thereafter maintain the building. Once built Dorcas House was to be used for poor women inhabitants of the Parish of Yeovil.

7.6.2 In more recent years SSDC applied to the Charities Commission to have the covenants changed to allow women and their children to reside in the property.



7.6.3 There continue to be a number of repairs outstanding to bring Dorcas House in line with decent homes standards. Whilst this standard is no longer being enforced by central Government, it remains the benchmark for basic decency rating for all social housing and should be attained if at all possible. The difficulties with Dorcas House make it the most urgent to replace or enhance. In short, doing nothing is not an option. However, moving forward there are five options to consider

- Seek approval to change the covenants to give more flexibility
- Transfer the trusteeship to an alternative existing charity, including possible merger
- Transfer the property to a social landlord
- Redevelop the land holding, possibly through demolition to maximise provision on the site.
- Sell the land and property, realise the investments and with the agreement of the Charities Commission use the money to fund purpose built temporary accommodation or other actions consistent with the terms of the charitable foundation.

7.7 Places for Change funding

7.7.1 The Government made available a capital fund to assist the provision and refurbishment of hostels across the country, known as 'Places For Change'. A bid was drawn up by Barnabas Housing Association, who run the direct access hostel in Yeovil, with assistance from English Churches Housing Group (ECHG – then the part freeholders of the building) and the District Council. Some funding was also secured from the County Council.

7.7.2 The bid was successful and works commenced on 14 – 18 Newton Road to remodel all the current shower/washroom facilities, create a new laundry room, office, interview/consultation room, together with upgrading some of the existing rooms to include their own kitchenette and shower rooms. Along side of this work the ground floor accommodation is being reconfigured to create a cluster unit consisting of four individual rooms shared toilet and shower. One of the rooms will be wheelchair accessible and

will be equipped with it's own kitchen area suitable for those requiring adapted units etc. The entrance lobby will also undergo a make over. At the same time the hostel is being refurbished, work to number 20 Newton Road, the adjoining terrace, is also being renovated. Barnabas Housing Association purchased this property and is using part of the grant funding to create a four-bed house, which will complete the long term vision for the project.

7.7.3 The overall objective is to achieve, a three stage project which will encourage the clients to move through the three key stages, namely, assessment, stability and finally into the shared house in preparation for moving on and being able to sustain, where necessary with assistance, their own self contained accommodation.

7.7.4 The grant was awarded on the understanding that the existing Night Shelter, Peters House, no longer operated as dormitory style overnight accommodation for street homeless. The Night Shelter Board of Trustees is currently considering future long term options for Peters House, but will until further notice continue to open it doors from 7pm until 9pm, 7 days per week, offering hot food, bathing and laundry facilities. The Night Shelter has been a valuable resource in offering shelter for some of society's most vulnerable clients and has assisted the Local Housing Authority in providing 'cold weather provision' for the past few years. The two organisations, Barnabas Housing Association and the Night Shelter, have for many years worked closely together and will continue to do so through the changes ahead. We would like to express our appreciation to The Night Shelter Board of Trustees, The Night Shelter Manager and above all, the volunteers who have committed so much of their own time to the project. Without it, the facility would not have remained open.

7.8 Supported Lodgings

There are already successful schemes established in other districts, for example in Mendip, which use approved lodgings as a short term measure for some younger single potentially homeless clients. In some cases this provides a 'cooling off' period after which the young person returns to the parental home. In other cases it provides a stop-gap whilst longer term accommodation needs are assessed and met. Such schemes are currently under review as part of the changes to the Supporting People regime. SSDC together with Mendip YMCA are piloting a similar scheme in South Somerset. Close monitoring will take place to explore any long- term benefits.

7.9 Transit Site

We need appropriate temporary provision for any household with a cultural version to 'bricks and mortar' provision such as Gypsy and Traveller families. We do not intend to explore this further in this Strategy as the provision of transit facilities is being considered as part of a wider response to the overall needs of Gypsies and Travellers as identified in the countywide Gypsy and Traveller Accommodation Assessment (GTAA) undertaken during 2010. Clearly any transit facilities we can procure will also serve as suitable

temporary accommodation in the event of an appropriate homelessness approach.

7.10 Private sector stock



7.10.1 We need to explore the options for further use of private sector stock. However there are a number of factors to take into consideration here:

7.10.2 Changes to the Housing Benefit system, levels of entitlement and eligible rents, as described in appendix two. The progressive nature of these changes will make more private sector landlords reluctant to consider those on Benefit as it undermines their confidence in a secure rental stream

7.10.3 EDF Energy plans to develop a new Nuclear Power Station (Hinckley Point C) at Hinckley Point near Bridgwater in Somerset. The proposed development will be adjacent to the existing Hinckley Point power station complex, which consists of Hinckley Point A (to be decommissioned) and Hinckley point B (scheduled to continue generating electricity up to 2016). EDF will require accommodation for a large number of contractors and sub contractors over a significant build period. This has the potential to absorb a lot of available private sector accommodation and act to keep rent levels buoyant.

7.10.4 Changes proposed to our overall Homelessness duties as described in the Governments consultation paper “Local Decisions: A Fairer Future for Social Housing”. This suggests that, subject to a legislative change, Local Authorities can rightly discharge their duty to some homeless households by referral to the private rented sector without the ‘consent’ of the household concerned, provided that a minimum one-year term can be secured. If this proposal were to go through we may make better use of available private rented sector stock still available to us (subject to the two bullet points above) by using it to completely discharge our duty rather than as a temporary stop gap.

7.10.5 Overall we would prefer to use opportunities in the private rented sector as permanent solutions rather than as temporary, in line with current Government thinking.

7.10.6 At time of writing and in consultation with Landlords and Agents our Deposit Guarantee and Rent in Advance agreement documents and procedures are undergoing review. It is anticipated that any agreed changes will be implemented by 1st April 2012.

7.10.7 We have recently entered a partnership arrangement with Chapter One (one of our approved Housing Association partners) who have agreed to run a private sector leasing scheme such as the one which has successfully been operating in Cornwall for the past four years. They are hopeful in achieving 100 units of accommodation for singles and families within the first twelve months.

8 Strategic Action Plan

Throughout this document a number of very specific actions have been identified and these have been collated and appear in appendix four. This section sets out the eleven main strategic actions, intended to move us forward in our overall strategic approach, each of which should have a significant impact on our reliance on temporary accommodation.

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action one</p> <p>Complete the conversion of the building we own at Goldcroft, through to lease to Jephson Housing Association on a medium term basis (c 40 years), for use as additional temporary accommodation</p>	<p>Medium term: 8 – 20 weeks</p>	<p>Jo Calvert</p>	<p>Options explored and a plan for the future use of the building at Goldcroft established</p>	<p>Feasibility completed and conversion proposal ready</p>	<p>Within job description of existing staff; 'at risk' time from Housing Association Partner available.</p>

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action two</p> <p>Keep other existing buildings under review in the light of reductions in revenue funding, especially Supporting People</p>	Long term: 20+ weeks	Sally McCarthy	Potential to preserve use derived from previous public (capital) funding; potential to further reduce reliance on other forms of temporary accommodation	Track whether any such properties come forward	Within job description of existing staff; Any necessary conversion works identified subject to approval of capital grant from within the Housing Development Programme.
<p>Strategic action three</p> <p>Investigate the feasibility of new bespoke units (built to a modern standard with an alternative Housing Association partner provider) being provided as part of at least one of the key site developments in Yeovil</p>	Short term: 4-8 weeks	Colin McDonald	Further diversification of temporary accommodation supplier; potential improvement in quality & standard	Track whether any such properties come forward	Within job description of existing staff; May be achieved from within existing planning obligations or HCA funded programme but any necessary capital subsidy subject to approval from within the Housing Development Programme

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action four</p> <p>Consider closure of some of the existing bespoke units, preferably the longest standing and probably including 62 Preston Road, following alternative provision being arranged</p>	<p>Long term: 20+ weeks</p>	<p>Colin McDonald</p>	<p>Improvement in quality & standard of temporary accommodation and potential further diversification of temporary accommodation supplier</p>	<p>Track decommissioning of properties</p>	<p>Within job description of existing staff</p>
<p>Strategic action five</p> <p>Carry out a review of Dorcas House to establish whether to transfer the charitable foundation to another agency or replacement of the existing building</p>	<p>Long term: 20+ weeks</p>	<p>Colin McDonald</p>	<p>Transfer to another agency or improvement in quality & standard of accommodation at Dorcas House (or replacement property)</p>	<p>Track transfer of charitable foundation and/or replacement of property</p>	<p>Within job description of existing staff; A report of the findings to be taken to Area South.</p>

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action six</p> <p>Ensure that the Places for Change funding is used effectively, enhancing the service provided by Barnabas Housing Association</p>	Medium term: 8 - 20 weeks	Sally McCarthy	Improvement in quantity, quality & standard of accommodation at Newton Road; enhanced reputation with CLG & HCA	Track progress of conversion works	Within job description of existing staff; capital funds held by SSDC awarded by CLG for this purpose.
<p>Strategic action seven</p> <p>Identify a suitable location for a transit site within South Somerset and ensure that the Council has adequate access to it, either through direct procurement or through other arrangements with an alternative land freeholder.</p>	Long term: 20+ weeks	Colin McDonald	Transit facility meeting requirement identified in GTAA and temporary accommodation needs of specific client group	Track whether transit facilities come forward	Within job description of existing staff; capital funds held by SSDC awarded by CLG for this purpose.

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action eight</p> <p>Complete the review of the Deposit Gaurantee and Rent in Advance schemes</p>	Long term: 20+ weeks	Kirsty Larkins	Improved scheme allowing swifter access to a larger number of private sector rented properties	Monitor deployment of funds and number of households successfully rehoused in private sector	Within job description of existing staff; Revised scheme to be undertaken from within existing budgets or report will be brought to District Executive
<p>Strategic action nine</p> <p>Explore the potential for use of mobile units on land yet to be fully developed as an alternative form of temporary accommodation as a contingency (in the event that demands increase)</p>	Long term: 20+ weeks	Colin McDonald	Contingency plan explored and in place	Track progress of plan	Within job description of existing staff; No capital funding required to develop a contingency plan but potential call on future capital to be contained therein.

Strategic action	Timescale	Lead Officer	Outcome	Performance measure	Resource
<p>Strategic action ten</p> <p>Ensure existing B&B proprietors are aware of implications of equalities legislation</p>	Short term: 4-8 weeks	Kirsty Larkins	Compliance with Act ensured through use of informed suppliers	Test awareness	Within job description of existing staff
<p>Strategic action eleven</p> <p>Ensure existing Housing Association TA providers are aware of implications of equalities legislation</p>	Short term: 4-8 weeks	Sally McCarthy	Compliance with Act ensured through use of informed suppliers	Test awareness	Within job description of existing staff
<p>Strategic action twelve</p> <p>Monitor the outcomes and effectiveness of the Private Sector Leasing Scheme.</p>	Long term: 20+ weeks	Kirsty Larkins	To have a supply of good quality private rented accommodation, which are successfully managed.	Track Progress and test awareness	Within job description of existing staff

Appendix One: Current Temporary Accommodation

Address	Owner	Managing Agent	Tenure	Size of Unit	Property Spec.
██████████, Yeovil	Yarlington Housing Association (YHG)	YHG	AST	4xbedsit 2x1 bed flats	All 6 units are in a fair condition. Each unit is supplied with a cooker and fridge/freezer. Some parking is available.
██████████, Yeovil	YHG	YHG	AST	6x1 bed purpose built flats	All 6 units are in a fair condition. Each unit is supplied with a cooker and fridge/freezer. Parking is available. A communal washing line/drying area is available. Laminate flooring is laid throughout each flat. Communal areas, i.e. corridors would benefit from being decorated
██████████, Yeovil	YHG	YHG	AST	1x2 bed house 1x3 bed house	Town centre location, no parking facilities. Each property is supplied with a cooker and fridge/freezer. Both properties are in fair decorative condition.
██████████, Yeovil	YHG	YHG	AST	1x3 bed house	This property is a traditional ex authority 3 bed house. On road parking is available. This dwelling will revert to being part of the general needs stock when the existing tenants move on.
██████████, Yeovil	Charitable Trust (SSDC in trusteeship)	SSDC	AST	4xbedsits 2x1 bed flats 1x2 bed flat	██████████ is in a poor state of repair and at the current time does not meet decent home standards. To bring the property up to standard a large amount of work needs carrying out including dry lining of the lower flats and replacement doors and windows.

Temporary Accommodation Strategy

Address	Owner	Managing Agent	Tenure	Size of Unit	Property Spec.
██████████, Yeovil	Knightstone Housing Association (KHA)	Barnabas Housing Association	License	5x1 bed sits 6x family rooms	██████████ is a large property, which, until four years ago was being used as a group home for clients with mental health issues. The County Council decommissioned the service, and SSDC invested capital money into the property to refurbish it, in order that it could be used as interim/temporary accommodation. The units are of varying size. The family units all have their own cooking facilities and are in good decorative order. The 5 single units all have their own wash hand basin but share bathroom facilities, a large kitchen/dining area and a separate communal lounge. There is also a communal laundry room. Parking facility is available. Staff members are on site and are available for 30 hours per week. SSDC fund the housing management function of the project. This offers an excellent and cost effective alternative to B&B
██████████, Yeovil	Jephson Housing Association	Jephson Housing Association	AST	3x2 bed bungalows	The units were historically changing rooms and have subsequently been converted into 3x2 bed roomed bungalows. This was achieved by SSDC making available £120k grant and offering the site on a 40year lease. Each bungalow is self- contained and is provided with a cooker and a fridge. The accommodation is of a high standard and is excellent quality temporary accommodation.
██████████, Yeovil	Signpost Housing Association	Signpost Housing Association	AST	1x3 bed house	A semi-detached property offering 2 double bedrooms and one single, bathroom, lounge and kitchen diner and a good sized garden. Permit parking only. All white goods are provided together with, basic bedroom furniture. Carpeted.
██████████, ██████████	YHG	YHG	AST	4x2 bed flats	These units of temporary accommodation were purpose built approx 5 years ago. All flats are self- contained and are in a reasonable condition. They are supplied with

Temporary Accommodation Strategy

Address	Owner	Managing Agent	Tenure	Size of Unit	Property Spec.
Chard					cooker and fridge/freezer. Parking on the road is available.
██████████, Chard	SSDC	Stonham Housing Association	AST	2x1 bed studio flats 2x1 bed flats	<p>This is a newly converted and refurbished scheme, which has just been added to the portfolio of temporary accommodation. SSDC owns the property and financed the conversion work, which has resulted in creating 4 self-contained units. The two flats are of sufficient size to accommodate a family with up to 3 children. The two studio flats are best suited to a single, couple, or a single parent family.</p> <p>Each unit is supplied with a cooker, fridge and flooring throughout. There is a separate communal laundry room, garden and limited parking. SSDC fund the housing management function of the project. Staff members are available for 12 hours per week, but can also be contacted during normal office hours to take referrals.</p>

Appendix Two: Impact of the changes to Housing Benefit announced in the June 2010 Budget

From October 2010 Support for Mortgage Interest payments will use an interest rate equal to the Bank of England's published monthly Average Mortgage Rate.

The Government contribution to Discretionary Housing Payments will be increased by £10 million in 2011-12 and £40 million in each year from 2012-13.

Deductions for non-dependants will be updated in April 2011 on the basis of prices. This will reverse the freeze in these rates since 2001-02.

From April 2011, Housing Benefit claimants with a disability and a non-resident carer will be entitled to funding for an extra bedroom.

From April 2011, Local Housing Allowance Rates will be capped at £250 per week for a one-bedroom property, £290 per week for a two-bedroom property, £340 per week for a three-bedroom property and £400 per week for four bedrooms or more. These figures relate to National rates. South Somerset District Council local housing allowance rates can be found at; http://www.southsomerset.gov.uk/media/160501/lha_rates_nov_2011.pdf they are updated on a monthly basis

From October 2011, Local Housing Allowance rates will be set at the 30th percentile of local rents (instead of the 50th percentile).

From 2012 the shared room rate will be used to assess Housing Benefit for single claimants under 35 (it currently applies to those under 25)

From 2013-14, Local Housing Allowance rates will be updated in line with the Consumer Price Index (CPI).

From April 2013, housing entitlements for working age people in the social sector will reflect family size.

Appendix Three: Specific Action Plan

This appendix sets out a number of very specific actions which have been identified throughout the document. None of these actions are strategic in nature but are collated here for sake of completeness.

- Discuss with the relevant Landlord ways in which certain Temporary Accommodation can be bought up to Decent Homes standard.
- Ensure full discharge of duty towards the last remaining placement at Trenchard Park.
- Revert the property at Matthews Road Yeovil back to general needs use upon re housing the existing occupant
- Check the spatial distribution of existing temporary accommodation against current demands to confirm that there appears to be no need to change our current portfolio of options other than on the grounds of quality and diversity of supply.
- Identify new B&B provision especially within Area East.
- Monitor outcomes of supported lodging scheme to check effectiveness and efficiency
- At the same time negotiate / revisit the rates currently charged with a view to reducing them.
- Enter discussion with Housing Associations about the possibility of them offering a minimum 'grace period' during an appeal process - relating to the offer of 'suitable temporary accommodation'. Whilst being mindful of the statutory time available to complete an appeal, i.e. 56 days, review internal procedures and processes, (not just related to the appeal process) to establish if efficiencies can be found, thereby reducing the length of time temporary accommodation is held open awaiting the outcome of an appeal.
- Understand and improve upon the void times and occupancy rates and take appropriate action, e.g. see point above.
- The above actions to be inserted elsewhere as appropriate, e.g. service plans, personal action plans, etc.

Appendix Four: Equality Analysis



Equality Analysis

Temporary Accommodation Strategy

Date: November 2011

Issue details	
Title:	Temporary Accommodation Strategy
Issue and version number:	V5
Authorisation:	
Authorisation Date:	
Review date:	

Equality Analysis

Equality Analysis (EqA) involves looking at our equality information and the outcomes of our engagement in order to analyse the effect or potential effect of our decisions on different groups (Covered by the Protected Characteristics described in the Equality Act 2010).

We must show how we have given **due regard** to the **General Equality Duties** in relation to our policies, strategies, services and functions as set out in Section 149 of the Equality Act 2010:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity
- Foster good relations

Please complete:

Part A	
1. Who is completing the EqA?	
Name:	Colin McDonald
Service:	Temporary Accommodation Strategy

1.1 Why are you completing the Equality Analysis? (Please mark as appropriate ✓)	
Proposed new policy or service (please specify)	✓
Change to policy or service	
Budget/financial decision	
Part of Equality Analysis schedule	
Other e.g. Proposed action	

1.2 What are the main purposes / aims of the policy, strategy decision or service area?
The provision of temporary accommodation within the context of the duties owed to homeless households under Part VII of the Housing Act 1996 (as amended by the Homelessness Act 2002). It is concerned with the management of the flow of households between the point of crisis and the moment of discharge of duty.

1.3 What evidence has been used in the assessment? Data, engagement undertaken – please list each source that has been used, eg web links, national data, local information, consultation, etc.
Internal Meetings held between Strategic Housing unit and the front line service, Housing and Welfare Consultation with Housing Options staff Consultation event held on the 22 nd March 2011. Data collated from internal records, Housing and Welfare P1E quarterly statistical return, statutory requirement 30/6/09 – 31/9/11

Part B

2. Could this policy, strategy or service area have an effect in relation to a person's **Protected Characteristic?**

Age (includes all age groups): Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>The new supported lodging scheme for young persons which commenced 1st September 2011</p> <p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation</p>	<p>Changes to the housing benefit system, levels of entitlement and eligible rents will have an impact on those single persons aged 35 and under. Note these are external changes and do not result from proposed actions within this strategy.</p>

Sex: Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>Strategic action five; [REDACTED] is used solely for female parishioners.</p> <p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation</p>	

Race (includes ethnic or national origins, colour and nationality): Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>Strategic action seven; to identify a suitable location for a transit site within South Somerset for Gypsy, Travellers and Showpeople</p> <p>Strategic action seven; this provision would help to alleviate the concerns of those not wishing to live in bricks and mortar accommodation.</p> <p>Some of the temporary accommodation units at our disposal have the flexibility to accommodate large families i.e Roman Way, Yeovil and Crimchard, Chard.</p> <p>Strategic action ten; to ensure existing and new B&B proprietors, and providers of interim and temporary accommodation are aware of the implications of Equalities legislation.</p>	

Religion or Belief (includes all faiths and none): Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>Some of the temporary accommodation units at our disposal have the flexibility to accommodate large families i.e Roman Way, Yeovil and Crimchard, Chard.</p> <p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation re aware of the implications of Equalities legislation</p>	

Sexual Orientation (includes heterosexual, homosexual & bisexual): Please specify any positive and negative impacts. You must comment with supporting evidence.	
Positive Impacts	Negative Impacts
Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation	This is a current concern until strategic action ten has been completed.

Marriage and Civil Partnership: Please specify any positive and negative impacts. You must comment with supporting evidence.	
Positive Impacts	Negative Impacts
Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation	

Disability (includes mental health, cancer, multiple sclerosis, HIV): Please specify any positive and negative impacts. You must comment with supporting evidence.	
Positive Impacts	Negative Impacts
<p>A number of the units available to us offer ground floor accommodation. With Pavilion House, Yeovil being accessible for wheelchair users.</p> <p>Changes to housing benefit ; claimants with a disability who need a non-resident carer (someone to stay over night but not necessarily the same person) will be entitled to funding for an extra bedroom.</p> <p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation</p>	

Pregnancy and Maternity: Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>Strategic action five; the review of [REDACTED] will result in either the accommodation being considerably improved or, if unviable, replaced.</p> <p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation</p>	

Gender Reassignment: Please specify any positive **and** negative impacts. You **must** comment with supporting evidence.

Positive Impacts	Negative Impacts
<p>Strategic action ten; to ensure existing and new B&B proprietors and providers of interim and temporary accommodation are aware of the implications of Equalities legislation</p>	

Rural and other issues: Please specify any positive **and** negative impacts. You **must** comment with supporting evidence

Positive Impacts	Negative Impacts
	<p>Due to the accommodation being needs led, it is not cost effective to procure temporary accommodation in rural areas. We are reliant on securing B&B on an ad hoc basis. On certain occasions this will not be achievable. We will however monitor this situation and review as appropriate.</p> <p>Note though that this is not a change resulting from this strategy.</p>

2.1 Please comment/explain how you will meet the General Equality Duty (GED):

The three Aims we **must** have due regard for:

- Eliminating unlawful discrimination, harassment and victimisation
- Advancing equality of opportunity between persons who share a relevant protected characteristic & persons who do not share it
- Fostering good relations between persons who share a relevant protected characteristic and persons who do not share it

We aim to ensure that all relevant information is accessible, and written in plain English,

We aim to ensure that all members of staff, B&B proprietors and providers of interim and temporary accommodation are fully aware of their duties under the Equality Act 2010.

Part C

3. Conclusion drawn about the impact of service / policy / strategy / function / change on different groups, highlighting negative impact, unequal outcomes or missed opportunities for promoting equality.

I have concluded:	Please insert ✓
No major change – no adverse equality impact identified	✓
Adjust the policy / Amend service	
Continue with the policy / service with no change	
Stop and remove the policy	

Part D

4. Reasons and documentation to support conclusions, including suggestions from the Equality Steering Group

This analysis concerns itself with the impacts of changes and potential changes outlined in the Temporary Accommodation Strategy. On the whole these are largely positive as we have identified how the range and quality of temporary accommodation on offer can be improved and enhanced.

However in undertaking this analysis it has become clear that there are potential equalities issues arising from the changes being made to the Housing Benefit system. This has caused us to rethink some of our potential actions carefully but it is important to note that these changes are external rather than intrinsic, i.e. they do not arise in themselves directly as a result of any of our proposed actions (or inaction). Further these changes call into question other aspects of the service, such as homelessness prevention, which are outside of the remit of this particular strategy. The Equalities Steering Group may wish to look at the impact of Benefit changes more closely as a wider issue with relevant services.

Part E	
5. Sign off	
Name:	Colin McDonald
Date:	13/11/11
Community Cohesion Officer:	Jo Morgan
Date:	13/11/11

Part F	
6. Monitoring and Publishing	
Published on:	
Next Review date:	
Date logged on Ten:	

Part G

7. Action Plan Temporary Accommodation Strategy

Main Action:	Procurement of temporary accommodation in rural locations		
Target Date:	This is an on-going action	Lead:	Kirsty Larkins
Milestone:	Housing and Welfare team to monitor the number of households affected.		
Milestone Target Date:	Existing staffing resources	Resource:	Existing staffing resources
Output:	Difficult to procure bed and breakfast emergency accommodation in rural locations. This has to be done on an ad hoc basis. On certain occasions this will not be achievable		
Outcome:	Where an accommodation match in our existing temporary accommodation portfolio is unsuccessful we will mitigate the impact on the client by contacting all relevant housing partners to seek a solution.		
Performance Measure:	Number of households affected		

Temporary Accommodation Strategy

Main Action:	Identify a suitable location for a transit site within South Somerset.		
Target Date:		Lead:	Colin McDonald
Milestone:	Strategic Housing Team to ensure that Council has adequate access to a suitable transit site either through direct procurement or through other arrangements with an alternative land freeholder		
Milestone Target Date:		Resource:	Existing staff resources; site acquisition fund.
Output:	Site identified and either acquired or arrangements made with existing owner for appropriate access as and when required.		
Outcome:	Suitable alternative temporary accommodation available for Gypsy and Traveller households when being removed from unauthorised encampments or when a potential unauthorised encampments is, thus, prevented.		
Performance Measure	Site available and used when required.		