

Supporting rough sleepers and the hidden homeless: options for the way forward

Total number to find accommodation for from August 2020		Appendix 4 - Approx. cost model for Interim plan				
200		Private Rental Sector (will move from Interim Accommodation)	HMO Housing organisation	Intensive support block (hotel or large communal accommodation)	Kingston & Hope house	Total
	<b>Number of people</b>	82	80	102	18	
	<b>Timescale</b>	Already began. Will take 6 months for all to move here (with additional resources). Until moved they will be housed within the Housing Network or Intensive Support Block options	Subject to negotiation this is available from August for a minimum of 12 months	Subject to negotiation this is available from August for a minimum of 12 months	Available now until end of FY2020/21	
Staff	<b>PCC staffing costs (pa)</b>	<b>£75,482</b>	<b>£45,849</b>	<b>£0</b>	<b>£0</b>	<b>£121,331</b>
	<b>Notes</b>	Assumes 2xFTE additional band 7 resources to help find properties, broker arrangements, and support the individual into a sustainable tenancy	Assumes 1xFTE additional band 9 resource to help be the link with the housing organisation, payments, HB etc. This is based on the current need for a person to support each Ibis	Assumes the 1xFE Rough Sleeping Coordinator (band 10) as the link on the hotel, payments, security, HB etc. This is based on the current need for a person to support each Ibis		

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Accommodation		Private Rental Sector (will move from Interim Accommodation)	HMO Housing organisation	Intensive support block (hotel or large communal accommodation)	Kingston & Hope house	
	<b>One off costs (total)</b>		<b>£123,000</b>	<b>£0</b>	<b>£500,000</b>	<b>£0</b>
<b>Notes</b>		Assumes that an average of £1500 per person is needed to pay for bond or rent in advance. In theory this money should return to PCC at the end of the tenancy but should be considered as a grant.		Deep clean up and dilapidations based upon an offer from a hotel chain		
<b>Revenue costs for 1 year (total)</b>		<b>£49,200</b>	<b>£788,400</b>	<b>£1,261,440</b>	<b>£0</b>	<b>£2,099,040</b>
<b>Notes</b>		Assume a rent top up of £100 per month needed to cover the gap between LHA rate and private rent. However as it would take time to move people in, it is assumed that the cost in the year if 50% of this. Possible this could be paid from Housing Benefit Discretionary Housing Payment	Assumes the Housing organisation quote of £27 per person per night (VAT to be confirmed)	Assumes £32 per night per person (ex VAT) based upon offer from a hotel chain and in line with Accor price.		

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		Private Rental Sector (will move from Interim Accommodation)	HMO Housing organisation	Intensive support block (hotel or large communal accommodation)	Kingston & Hope house	
Support	Additional support costs (pa)	£0	£200,000	£200,000	£0	£400,000
	Notes		Assumes that SSJ and Two Saints need additional resources, above what is currently contracted	Assumes that support in hotel is covered by current contracts with SSJ and Two Saints. However security of two people would cost approx. £4k per week, £200,000pa based upon current security costs from Fort Roche		
Contribution	Housing Benefit contribution	£0	-£249,166	-£455,982	£0	-£705,147
	notes		Assumes that 80% of benefit can be recovered at the £78.81 per week rate	Assumes that 80% of benefit can be recovered at the £115.38 per week rate		
Total	Total cost to PCC (above what is currently committed)	£247,682	£785,083	£1,505,458	£0	£2,538,224