

Project Brave

**Making independence and
sustainable homes inevitable for
Homeless People**

October 2020

- Tier 3 Covid response to cohorts of vulnerable adults
- Planned transition from covid-19 temporary accommodation
- Purposeful approach to eradicating homelessness in Herefordshire
- Part of Talk Community, utilising place based assets and local communities, following a strengths based model and co-production approaches.
- A partnership approach across council services, community and faith sector, NHS partners and police.
- Working at pace to deliver personalised pathways and 120 sustainable homes for homeless people
- Wider focus includes substance use, MH, anti-social behaviour, exploitation.

Project Brave; Homelessness Implementation

- **Detailed analysis of need. 5 cohorts of homeless/vulnerable people**

Housing First
Prevention

Medium Support

Low Support

Under 25s

- **A clear pipeline of additional accommodation**

120 Sustainable homes

Capital investment

Transitional accommodation

Partnership with housing providers

- Contract with Vennture to 2022
- Extended staffing for Housing Solutions Team
- Operations Room tracking demand and supply

Accommodation Pipeline

new units planned so far...

Acquisition of 8 self contained flats as sustainable homes 2021

Continuation of Hedley Lodge as temporary accommodation 2020

Expansion/strengthening of Hope Scott House as hostel/transitional accommodation 2020/21

Homelessness Hub at Whitecross Rd (Citizen Housing) with 8 plus emergency accommodation units, and 4 self contained flats 2021

Conversion at Victoria St to 7 flats, easing the pressures on temporary accommodation and keeping families out of B&B. 2021

Conversion/extension of 4, 5 Blackfriars St to 6 one bed flats for sustainable homes 2021/22

Vennture/Diocese of Hereford working on proposals for development of two plus sites to provide further 30-40 units as sustainable homes. 2021-2023

Brave; Achievements so far

- New special temporary accommodation secured during Covid-19
- £951k revenue and £524k capital grants secured from MHCLG
- 156 presentations as roofless managed since lockdown began
- Up to 80 homeless people accommodated at any one time during emergency
- More than 46 people found sustainable long term housing
- growing numbers of People found employment during Covid emergency
- New joint working; Housing Solutions and Vennture; bringing new investment
- Good engagement by key partners; Police, CCG, Public Health, emerging support from NHS partners and housing providers.
- Intelligence led needs analysis of cohorts and accommodation

Winter shelter provision 2020-21

- Shelter no longer available at St. Peter's Church
- Strict Covid19 guidance from government for operation of such settings.
- Rough sleeper count of 15 in October . Includes people offered and/or lost accommodation during Everyone In programme.
- Very good knowledge of individuals, needs and risks to inform provision
- Complex high risk cohort to be accommodated at New Zara House (NZH)
- Cohort to be managed across this and other sites with robust risk assessment
- Core daytime support through HST and Vennture
- Night time support at NZH, complemented by out of hours response and on-call security.
- Potential multi disciplinary team of specialist professionals (triage/intervention)

Addressing health needs of homeless/vulnerable People

- Homeless people typically face significant health inequalities/poor outcomes
- Homelessness health needs audit 2018
- Frequent barriers to accessing primary care and community health care
- Widespread MH needs, often undiagnosed and/or without service response
- Widespread substance misuse, often long term and complex
- Need commitment from key NHS providers to ensuring access/service delivery
- Need for new models of working and delivery, based around MDT practice
- Good opportunities for preventative work through Talk Community
- Thematic review of deaths among cohort of people with histories of substance use, homelessness and other needs.

Resources

Grants Secured for Project Brave (subject to governance)

- £93k from MHCLG revenue grant for Vennture contract
- £260.4k from MHCLG revenue grant for HST homelessness staffing
- £104k MHCLG capital grant to refurbish Whitecross Foyer as Hub
- £410k MHCLG revenue grant for costs of B&B and stimulating private sector housing as sustainable accommodation
- £420k MHCLG/HE capital grant to acquire 8 s/c flats as sustainable homes
- £79.5k MHCLG revenue grant over 3 years for support to people in the 8 flats
- £101k MHCLG revenue grant over 3 yearsfor support to Blackfriars St. flats

MHCLG Revenue Grant Rough Sleepers Initiative Year 3

Consolidate and extend rough sleeper outreach and support £260.4k

- Continuation of existing rough sleeper outreach temporary roles
- New temporary specialist roles to support Project Brave pathways; mental health, substance use, community nurse.
- Continuation of navigator and tenancy sustainment workers roles
- Personal pathway funds and training etc

Delivery during 2020-2021/22 Delivery complements contract with Vennture

Exit plan; potential for continuation via subsequent grants from MHCLG.

Alternatively, planned taper of support and reduction of posts.

MHCLG capital grant Rough Sleepers Initiative Yr 3

Convert or improve City premises as Homelessness Hub £104k

- Drop-in advice & support through Housing service and Vennture
- 8 units of emergency accommodation and 4 s/c 1 bed flats
- In premises owned by Citizen Housing on Whitecross Road
- Current service on site decommissioning January 2021
- Costs of redecoration and refreshment works. No structural work needed
- Citizen to procure works, for completion March 2021.
- 3 way Operating agreement with Housing services and Vennture
- No revenue implications. Basic housing management met by HB

Draft Business case . Overseen via A&C Capital Board

MHCLG Revenue Grant Next Steps Accommodation Programme

Continuing “Everyone in” extended emergency accommodation; £350,827

- Estimated 62 people accommodated in B&B and other settings
- Grant to meet net costs of rent etc not typically recoverable for B&B etc.
- Total costs of accommodation to end 2020/21
- Net cost (after netting off HB income) to be met in full. Significant relief of liability to council

Private Rented Sector Incentive Scheme (homeless people)

- 20 units of s/c accommodation. Maximum bond payments of £2.5k each
- Temporary p/t post to co-ordinate and support landlords

Both elements administered through Housing Solutions.

MHCLG Capital Grant Next Steps Programme

Acquisition of s/c flats as sustainable homes for homeless people

- 8 flats to purchase at total cost of £1m
- Costs of minor improvement works; £80k, plus legal fees £40k. £1.12m total
- Capital grant confirmed from MHCLG; £420k
- Match funding from DFG; £450k. This is in budget and Home Adaptations & Assistance Policy is under review and will encompass activity and approach.
- Match funding from Strategic Housing capital pot (within budget and affordable housing programme scope) £250k
- Revenue costs of tenant support met from separate MHCLG revenue grant

MHCLG Revenue Grant Next Steps Programme

Support over 3 years for tenants of 8 flats to be acquired

- F/t support worker operating on core and cluster model
- Costs of £103,918 over 3 years (£34,640 avge cost of HC post)
- Offset by income from rent/service charge at flats via HB; £24,414
- Revenue grant agreed by MHCLG; £79,504 over three years
- Remainder (75%) of rental income from HB to meet maintenance and basic housing management costs.
- Basic HM either provided internally or commissioned from housing provider

Pending acquisition of 8 properties. Exit in 2024/25 subject to review.

Blackfriars St. Conversion to Flats as sustainable homes

- Pair of semi-detached houses, council owned in city centre
- Conversion of current footprint to create 4 one bed flats; April 2021
- Extension of both houses to create 2 more one bed flats by End 2021
- Estimated up to £500k capital. Met from Strategic Housing pot
- Change of use consent for phase one, full planning for extensions
- Long term homes for single homeless people
- Revenue funding sought from MHCLG for tenants' support (3 years)

- Business case. Overseen via E&P Capital Board

Project Brave Governance

- Operational multi-agency group with thematic sub groups
- Project Board with multi agency engagement
- Reporting to Talk Community whole system programme Board
- Reporting to H&WbB, and information to SAB and CSP
- All capital projects managed and overseen through Directorate capital boards

Future governance requirements?