

REPORT TITLE: ACCOMMODATION STRATEGY FOR HOMELESS HOUSEHOLDS

20 FEBRUARY 2024

REPORT OF PORTFOLIO HOLDER: Councillor Westwood, Cabinet Member for Housing

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WARD(S): ALL

PURPOSE

This report directly supports the council plan priority of delivering Homes for All.

In October 2023 Hampshire County Council (HCC) announced a spending review to save £132 million, to address their predicted budget shortfall. HCC currently fund some social inclusion services for vulnerable adults who would otherwise be homeless, throughout the Winchester District and the wider County.

The Social Inclusion funding replaced Supporting People funding and the funding has been diminishing since 2015. The changes propose that HCC withdraw all funding in relation to Social Inclusion from April 2025.

Formal consultation with the wider community commences in January 2024. The proposed change to social inclusion is 1 of 13 proposed spending changes to bridge the spending gap.

From HCC's Social Inclusion funding, the District of Winchester currently receives £337,211 to support 25 bed spaces at West View House (managed by A2Dominion) and 13 bed spaces at Sussex Street (managed by Two Saints), plus £24,500 as a contribution to the Beacon's services. There are an additional 4 bed spaces at Westview, that are not covered in the social inclusion contract. This funding is supplemented by the council by the sum of £50,000 from our annual Homelessness Prevention Grant. The council have already backfilled some of the cuts to social inclusion funding that county implemented in April 2023. (CAB3393(H))

The paper is to inform the committee of the impact of these potential cuts to social inclusion services and to outline all the possible options to be considered by the

committee on future provision of accommodation for those threatened with homelessness in the district.

To summarise, this paper is not the agreed alternatives for future provision of temporary accommodation, it is a scoping document to inform members as early as possible about the proposed direction of travel for future supply and demand of temporary accommodation and housing options available to those in the district.

RECOMMENDATIONS:

1. That the Policy Committee reviews and provides comments on the options available to address predicted homelessness demand and that they will be subject to consultation before agreement at Cabinet Committee: Housing.

1 RESOURCE IMPLICATIONS

- 1.1 The Homeless Prevention Grant (HPG), and various other grants that are received from Central Government are already in place to ensure the key activities for preventing homelessness are delivered.
- 1.2 Appendix 1 outlines that the current position is unsustainable without additional funding, the current position indicates that by 2027-28 the annual resources will no longer be sufficient to fund the current commitments. see Appendix 1.
- 1.3 If the options outlined in this paper aren't considered and adopted, there is a significant financial risk to the council of the emergency accommodation budget increasing from £25k to £450k. The council's statutory emergency accommodation costs are funded from the council's General Fund and not the homeless grants as outlined in Appendix 1.
- 1.4 It should be noted that the Temporary Accommodation (TA) is a statutory duty and although the council accounts for its TA accommodation under the 1996 Act within the HRA, the net cost of this be self-financing or grant funded from the Homeless persons Grant. Several of the options being put forward here have associated revenue and capital impacts on the HRA that have yet to be costed but which will likely lead to an increase in both real and opportunity costs that will affect the capacity of the HRA and should be taken into account in any business case.

2 SUPPORTING INFORMATION:

- 2.1 The council has a statutory duty to prevent and relieve homelessness and to provide advice and assistance in securing accommodation.
- 2.2 It is recognised that the council cannot prevent or solve homelessness alone, this paper sets out how best to support partnership working opportunities whilst underpinning the council's statutory housing responsibility to ensure preventative initiatives are central to service delivery.
- 2.3 The council, to date, has particularly successful outcomes in preventing and relieving homelessness. In 2023 the council commissioned an independent review and found successful outcomes for 75% of prevention and 52% for relief cases (when households have already become homeless), compared to the national average of 56% and 39% respectively.
- 2.4 These outcomes have been possible in part due to HCC's commitment to funding Social Inclusion services. In light of the potential cuts to this funding, the council has taken this opportunity to review all accommodation supply and demand.

- 2.5 It is important to note that this report focuses on numbers of individuals impacted by the HCC's proposed spending cuts. The individuals currently occupying the social inclusion funded accommodation, which is subject to the cuts have multiple complex needs and are often at risk of repeat homelessness. Many of these individuals are unable to sustain a tenancy without the appropriate intensive support in place which is funded through the Social Inclusion funding. The paper demonstrates the council would be able to decrease the gap between demand and supply, however, it doesn't account for additional support required by these individuals and the impact this may have on the council's housing options team.
- 2.6 Due to current housing and economic pressures, although single households will be greater impacted by the proposed cuts to Social Inclusion services, there is also a predicted increase in demand from family households too.
- 2.7 An analysis of the actual supply and demand has been undertaken for the period April 2022 – 30th September 2023 and a projected trajectory for the period 1st October 2023 – 31st March 2025. Analysis of this data can be found in Appendix 2. The demand figure in Appendix 2 illustrates the full demand placed on the housing options service (approaches) This illustrates all the households that require an intervention to resolve their homelessness. The net demand figure is the figure of households that require our assistance in provision of accommodation.
- 2.8 The data informs the council of the following:
- Our projection, based on previous demand, shows the number for single households requiring our assistance, based on current trends will remain static. The bedspaces we may lose from the social inclusion cuts are bedspaces for single households, so this will widen the gap between supply and demand for this cohort. By April 2025, if the council does not source alternative supply or amend existing policies there will be a reduction in bedspaces of at least 42. If approaches increase as is the national trend, the gap between supply and demand widens even more.
 - The number of families requiring assistance for accommodation is predicted to increase from 109 in 22/23 to 151 in 24/25, this is a predicted increase in 38% by March 2025.
 - As of the end September 2023 demand for temporary accommodation for both cohorts outstripped supply by 16 households.
 - Our projected trajectory indicates that demand will continue to outstrip supply until March 2025 (end of our data). All indicators suggest this will continue on an upward trajectory.

- From Q3 2023/24 to Q4 2024/2025 all things remaining equal, with existing provision as outlined in appendix 2, there will be 139 additional households requiring placements, compared to supply. It is likely that these households would have to be accommodated in emergency accommodation at a minimum cost of £72,975. Bed and Breakfast accommodation is the only alternative option available to ease the pressure. However, Local Authorities are continuing to struggle to find suitable emergency bed and breakfast options with many being full or unable to take the complex client's needs.
- The average cost of emergency accommodation for this period has been calculated on an average stay of one household requiring emergency accommodation for one week at £525.00 per week. This equates to a total minimum cost of £72,975 between now and 31.03.25.
- If the average stay were to increase to 6 weeks, the bed and breakfast budget would increase to £437,850 (gross). The Suitability of Accommodation Orders 2003 and 2012 as amended in 2022 and 2023 require councils to not use B &B for any longer than 6 weeks for households with expectant mothers and children. Going forwards, the service will look at opportunities to implement a policy whereby households contribute towards the cost of their temporary accommodation, in line with other Local Authorities to ensure that costs can be recovered, where appropriate. This would reduce the gross costs of emergency accommodation.
- The data used to explore the options available is based on current data, projected demand and supply assuming all the variables remain equal. The variables are, but not inclusive of HCC proposed spending review is enforced, central Government and the council's funding for homelessness service remains the same, similar number of social housing properties are available through Hampshire Home Choice and national and local policy remains the same. Any change to any one of these variables will affect the supply and demand.
- Appendix 3 outlines the full list of accommodation currently available to the council, noting that withdrawal of bed spaces at West View House and Sussex Street are part of HCC's proposals. The supply of accommodation in Appendix 2 only includes throughput of vacancies that have occurred in each quarter, not total number of bed spaces available.
- The supply/throughput of accommodation to meet demand could be increased if the options outlined below are considered.
- Appendix 2 – Option 1 demonstrates the position if the council were to take no action.

- The supply/throughput of accommodation to meet demand could be increased if the options outlined below are considered, option 1 in Appendix 2 illustrates the most severe impact on the council and Winchester residents if the council doesn't consider and implement some or all of the recommended options outlined in options 2-6 in Appendix 2.
- 2.9 The report details 6 options demonstrating how the gap between demand and supply for temporary accommodation can be reduced. Some or all of these options can be deployed, they are not mutually exclusive of each other. The report starts with option 1 (2.10 in the report) which is the council's base line position if none of the options are implemented. It is not the intention that all the options directly resolve or are appropriate to resolve the demand created from the social inclusion cuts. This is a good opportunity for the council to review its provision of temporary accommodation for all households who would otherwise be homeless.
- 2.10 **Option 1** The council does not implement any alternative accommodation options or policy changes which would equate to a significant gap between supply and demand and put pressure on the use of bed and breakfast at a **minimum** cost by March 2025 of £72,795.
- 2.11 **Option 2-** Explore the possibility of bringing the management and support of Sussex Street (13 bed spaces) into the council's management as part of the council's Temporary Accommodation portfolio or contracting the provision out to a local provider. The former option is that it could be managed within current resources within the Temporary Accommodation Team. The property is currently leased to Two Saints until December 2024, the council can gain control of the property after this date. **See Appendix 2 Option 2** to demonstrate how this impacts supply and demand. This would decrease our gap to 116, reducing the B & B cost by £12,075. Although the figure above refers to 13 bedspaces, throughout the time frame illustrated in our demand and supply analysis, it would create a total of 23 bedspaces as not only does it decrease the demand by 13, but there would also be 10 bedspaces created due to throughput/move-on.
- 2.12 **Option 3-** To review and implement a revised version of the current move-on policy for households placed in council owned Temporary Accommodation. The move-on policy currently awards all households who are eligible and qualifying an assessed band 2 (high priority) after 9 months from the date they moved into temporary accommodation. This currently means that on average, households move-on after 12 months of residing in the council's owned TA. This currently, on average creates 17 vacancies in TA per Quarter. If we reduce the time in TA to be awarded band 2 to 6 months, this will increase further, on average 11 vacancies in the TA stock per quarter. **See Appendix 2 Option 3**. This would decrease our gap from 139 to 107, reducing the B & B cost by £16,800. The challenge presented to the council in implementing this option, is the support required for the residents, as outlined in point 2.5 of the report.

- 2.13 To ensure the households are ready to move-on and able to effectively sustain a tenancy, the council may need to invest in additional resource to provide intensive tenancy ready support officer. This could be funded from the HPG.
- 2.14 The impact of changing the move-on policy to other households on the register is minimal. It would mean a possibility of 44 more lets per year are allocated to households with a main homelessness duty owed. This is 7.7% of our overall annual lettings (based on 2022/23 stats). In summary it means 44 households who aren't owed a full main housing duty under the homelessness legislation, would wait for a slightly longer period to be successful on the housing register. Whilst these households are in housing need it is likely in most cases that the need is not as imminent as the need of a household who is homeless.
- 2.15 The move on policy with our external providers is different from that of our own accommodation. If a provider is satisfied that the resident is ready to move on, a process is in place and followed to notify the council, to consider if move priority via Hampshire Home Choice (HHC) can be agreed. This is no timeframe attached to this policy and a move on request can be made at any point whilst the individual is resident. This is outlined in the HHC scheme of allocations. Residents in these schemes are owed either the prevent or relief duty and not owed a main housing duty as their homelessness was prevented or relieved by the council's housing options service.
- 2.16 The resettlement team will continue to support our residents who are accommodated in King Harold Court, Eastacre and in the self-contained Temporary Accommodation units. This support will continue when the residents move on through the Housing Register or into the Private Rented Sector. It is envisaged going forward that this team's cohort will widen beyond our guests on the Homes for Ukraine Scheme to encompass all other central government resettlement schemes.
- 2.17 **Option 4**-The council supports Trinity Winchester to convert 3 bed spaces within their existing building and to develop 5 new modular buildings. This would increase supply by 8 bedspaces. Trinity are optimistic that the first units available are by the end of 2024. **See Appendix 2 Option 4**. This would decrease the gap from 139 to 131, reducing the B & B cost by £4,200.
- 2.18 **Option 5**-The council currently only lets its sheltered accommodation to households where the main applicant is 60 years old, the Hampshire Home Choice (HHC) framework states sheltered accommodation can be allocated to households who are 55yrs+ and this is endorsed by the other 4 partners in HHC and the all the registered accommodation providers. In the last 2 quarters (Apr 23-Sept 23) 22 Winchester applicants requiring accommodation under homelessness were aged between 55 and 59 who are currently unable to access this accommodation. If the council reduced its age range in line with the framework and registered providers, 22 more residents may have been assisted into sheltered accommodation. If this option is implemented in April

2024, this would reduce the gap from 139 to 95 by March 2025, reducing the B & B cost by £23,100 per week. **See Appendix 2 Option 5**

- 2.19 This change would not have a significant impact on those aged 60+ in applying for sheltered accommodation. Between 1.12.22 and 30.11.23, 45 council sheltered vacancies were advertised, with an average of 14 bids placed on each property. Many of the 45 vacancies were hard to let and were also advertised to residents in the other 4 areas of HHC, of which 3 were allocated to residents who didn't have a Winchester connection. The policy change would also bring the allocation of the council's sheltered accommodation in line with the allocation of Extra Care. This would also significantly reduce the waiting time for households requiring 1 bedroom general needs accommodation.
- 2.20 Amending the age range for older persons accommodation would be managed carefully and the sensitive lettings policy would still apply where applicable. Applicants in this cohort would still be subject to the landlords pre tenancy checks and only offered a tenancy where appropriate. This will be further explored as part of the wider older persons accommodation strategy which will be revised in 2024/25.
- 2.21 **Option 6-** To bring back into use 17 Eastacre for shared temporary accommodation for single households on the Homes for Ukraine Scheme and/or the Ukraine Family Scheme. This will create an additional 4 bedspaces. Whilst this would create 4 additional bedspaces, it would create 8 in total over the time period of this data analysis if the move policy is amended to 6 months as outline above in point 2.12. The resettlement team will work with Tenancy Services to continue to identify any further properties that can be brought back into use for this cohort. If this option is implemented in April 2024 this would reduce the gap from 139 to 131, reducing the B & B cost by £4,200. **See Appendix 2 Option 6**
- 2.22 If all 5 options outlined in points 2.11.-2.21 were adopted the gap in demand and supply would reduce from 139 to 24, a Saving of £60,375 in bed and breakfast costs. The total anticipated B & B cost would be £12,600.
- 2.23 All bed and breakfast costs and savings in point 2.8 to 2.21 are based on a household spending a week in bed and breakfast. The council predicts this to be the **minimal** costs and savings. The minimum cost of £73,000 is an addition cost to the forecast outlined in Appendix 1. This is illustrated in the table below.

	Bed spaces made available through flow not physical spaces	Cost to council based on 1 week Bed and breakfast	Cost to council based on 6 weeks bed and breakfast
Option 1 - Baseline	0	£73,000	£438,000
	Bed spaces made available through flow	Minimum Saving to council based on 1 week bed and breakfast	Maximum Saving to council based on 6 weeks bed and breakfast
Option 2	23	£12,000	£72,000
Option 3	32	£17,000	£102,000
Option 4	8	£4,200	£25,200
Option 5	44	£23,000	£138,000
Option 6	8	£4,200	£25,200
Total All Options (2-6)	115	£60,400	£362,400
		Minimum Cost to Council	Maximum cost to council
All six options adopted	115	£12,600	£75,600

2.24 The council identifies and considers best use of existing accommodation to develop pathways. Once all the options have been considered comprehensive pathways will be developed. The first part of reviewing and setting up the council's pathways involves a full scope of the existing physical accommodation.

2.25 The council employs an intensive housing worker to support individuals to become tenancy ready to move on through Hampshire Home Choice.

3 Next Steps

3.1 To formally respond to the HCC consultation regarding the proposed cuts to the social inclusion budget.

3.2 To develop an action plan to implement the suggested changes outlined in the report.

3.3 Review and amend the HHC move-on policy for households who are owed the main housing duty.

3.4 Devise and implement the policy for households to contribute to the cost of their emergency accommodation.

3.5 To consult with stakeholders and residents which will form part of a wider consultation programme when developing the revised Preventing Homelessness and Rough Sleeping Strategy and the Older Persons Accommodation Strategy, both to be reviewed in 2024/25.

- 3.6 To consult with the council's Housing Operations and Community Safety Service and the tenants regarding the proposed changes to the allocation of sheltered accommodation.
- 3.7 To report back to Cabinet Committee: Housing with the final recommendations in November 2024.

4 OTHER OPTIONS CONSIDERED AND REJECTED

- 4.1 Do nothing and incur an increase in emergency accommodation, at a **minimum** cost of £73,000 as outlined in **option 1** in appendix 2.
- 4.2 Backfill Social Inclusion funding for West View and Sussex Street but future homeless prevention grant funding is not guaranteed, and this will have a significant impact on all our other prevention activities as highlighted in the financial assessment, Appendix 1.
- 4.3 The council will not be reconsidering at this stage the use of Barnes House for Temporary Accommodation. Barnes House had previously been used to provide family accommodation to households who would otherwise be homeless. In 2021/ 2022 it was decided that Barnes House was no longer fit for purpose and 10 units of alternative self- contained accommodation was obtained within the council's housing stock to use as an alternative to Barnes House. The housing service's asset management team discussed and explored in depth, alternative uses for Barnes House including redevelopment for general needs accommodation and/or temporary accommodation. The options were rejected to the council having to give right of way to the flats behind Barnes House and the full costs of the refurbishment/works outstripped the income the council would receive over the next 30 years. Even though disposal has been agreed this will only go ahead once the Temporary Accommodation Strategy has gone to Cabinet Committee: Housing in November 2024 in case the policy options are not adopted, and Barnes House may be required.

BACKGROUND DOCUMENTS:-

None

APPENDICES:

Appendix 1- Financial assessment of Homeless Prevention Grants

Appendix 2- Projected Supply and Demand for TA until March 2025 and the options

Appendix 3- Table illustrating all current TA provision.

Appendix 1- Financial forecast of Homeless Prevention provision as of Jan 2024

	23-24 £	24-25 £	25-26 £	26-27 £
Income				
RSI	99,250	96,000	0	0
HPG (2 tranches of HPG was allocated in 23/24)	597,083	334,514	303,000	303,000
HCC contribution to SI (Beacon)	24,500	24,500	0	0
Total Income	720,833	455,014	303,000	303,000
Expenditure				
Social Inclusion	(50,000)	(50,000)	0	0
Committed RSI spend	(74,293)	(96,000)	(50,000)	(51,000)
FPG	(60,000)	(60,000)	(60,000)	(60,000)
Beacon top-up from SI cuts	(40,233)	(40,233)	(40,233)	(40,233)
Beacon HCC Funding	(24,500)	(24,500)	0	
Beacon & Trinity Core grant (previously from Communities budget)	(68,000)	(68,000)	(68,000)	(68,000)
Proposed Trinity grant-one-off	(60,000)	0	0	0
Vulnerable renters' tenancy sustainment post	(40,275)	(42,914)	(45,127)	(47,373)
HO 1FTE	(49,349)	(52,697)	(55,228)	(58,070)
HO 1FTE	(49,349)	(52,697)	(55,228)	(58,070)
Housing Officer 1FTE grade 4	(40,275)	(42,914)	(45,127)	(47,373)
Outreach post	(40,275)	(42,914)	(45,127)	(47,373)
Senior Officer uplift	(8,209)	(8,537)	(8,708)	(8,882)
Young people's beds	(10,000)	(10,000)	(10,000)	(10,000)
Civica IT costs (Homelessness case management system)	(5,200)	(5,304)	(5,410)	(5,518)
SWEP and Cold weather payments	(10,000)	(10,000)	(10,000)	(10,000)

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Bed and breakfast (non-SWEP)	(20,000)	(20,000)	(20,000)	(20,000)
Homelessness out of hours provision	(11,000)	(11,220)	(11,444)	(11,673)
Mental Health Practitioner	(50,000)	0	0	0
Outstanding gas bill from Everyone In	(5,000)	0	0	0
Total expenditure	(715,958)	(637,930)	(529,633)	(543,566)
Surplus/(deficit)	4,875	(182,916)	(226,633)	(240,566)
Opening reserve balance	761,783	766,658	583,742	357,109
Closing reserve balance	766,658	583,742	357,109	116,543

Appendix 2 – TA demand and supply from April 2022- March 2025 – Option 1. Baseline Position

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4	
Carry over demand from previous quarter			-12	-26	-30	-39	-13	4	16	26	49	80	110
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0	0
Decant from Sussex street	0	0	0	0	0	0	0	0	3	3	3	4	4
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%	83%
Demand in	89	111	122	118	90	101	105	104	113	114	110	110	110
Net Demand (no longer req & remained)	68	91	98	92	86	85	93	95	105	104	101	98	98
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	131	153	181	208	208
Supply													
Total Demand in	68	79	72	62	47	72	97	111	131	153	181	208	208
Milford House	10	11	12	12	11	10	11	11	11	11	11	11	11
Gordon Watson	1	3	3	4	3	5	3	3	3	4	3	3	3
Westview	6	7	9	4	2	4	5	6	0	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	0	0	0	0	0
Westgate	1	0	1	0	1	0	1	0	1	0	1	0	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	0	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury view (Trinity)	0	0	0	1	2	3	1	1	1	1	1	1	1
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3	3
Alleyne (Trinity)	0	0	0	1	0	0	0	0	1	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	2	2	2	2	2
Brittany House	0	5	2	2	2	1	2	2	2	2	2	2	2
Pepper Pot Family Temporary Accommodation Unit	0	3	1	2	2	6	2	4	2	2	2	2	2
1 KHC	0	0	0	0	0	0	1	0	1	1	1	1	1
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	30	29	30	30	30
59 Colebrook Street	0	0	0	0	0	0	0	0	6	0	0	0	0
Housing First	0	0	0	0	0	0	0	2	2	3	0	0	0
Total supply	80	105	102	101	60	68	81	85	82	73	71	69	69
Deficit	-12	-26	-30	-39	-13	4	16	26	49	80	110	139	139

Appendix 2 – **Option 2-** Bringing the management and support of Sussex Street back into the council's management as part of the Temporary Accommodation portfolio.

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Carry over demand from previous quarter		-12	-26	-30	-39	-13	4	16	26	43	69	93
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0
Decant from Sussex street	0	0	0	0	0	0	0	0	0	0	0	0
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%
Demand in	89	111	122	118	90	101	105	104	110	111	107	106
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	102	101	98	94
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	128	144	167	187
Supply	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Total Demand in	68	79	72	62	47	72	97	111	128	144	167	187
Milford House	10	11	12	12	11	10	11	11	11	11	11	11
Gordon Watson	1	3	3	4	3	5	3	3	3	4	3	3
Westview	6	7	9	4	2	4	5	6	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	3	2	3	2
Westgate	1	0	1	0	1	0	1	0	1	0	1	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury view (Trinity)	0	0	0	1	2	3	1	1	1	1	1	1
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3
Alleyne House (Trinity)	0	0	0	1	0	0	0	0	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	2	2	2	2
Brittany House	0	5	2	2	2	1	2	2	2	2	2	2
Pepper Pot Family Temporary Accommodation Unit	0	3	1	2	2	6	2	4	2	2	2	2
1 KHC	0	0	0	0	0	0	1	0	1	1	1	1
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	30	29	30	30
59 Colebrook Street	0	0	0	0	0	0	0	0	6	0	0	0
Housing First	0	0	0	0	0	0	0	2	2	3	0	0
Total supply	80	105	102	101	60	68	81	85	85	75	74	71
Deficit	-12	-26	-30	-39	-13	4	16	26	43	69	93	116

Appendix 2 – Option 3-Revise the current Hampshire Home Choice move-on policy

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Carry over demand from previous quarter		-12	-26	-30	-39	-13	4	16	26	41	64	85
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0
Decant from Sussex street	0	0	0	0	0	0	0	0	3	3	3	4
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%
Demand in	89	111	122	118	90	101	105	104	113	114	110	110
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	105	104	101	98
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	131	145	165	183
Supply	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Total Demand in	68	79	72	62	47	72	97	111	131	145	165	183
Milford House	10	11	12	12	11	10	11	11	14	14	14	14
Gordon Watson	1	3	3	4	3	5	3	3	4	5	4	4
Westview	6	7	9	4	2	4	5	6	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	0	0	0	0
Westgate	1	0	1	0	1	0	1	0	1	0	1	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury view (Trinity)	0	0	0	1	2	3	1	1	1	1	1	1
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3
Alleyne	0	0	0	1	0	0	0	0	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	3	3	3	3
Brittany House	0	5	2	2	2	1	2	2	3	3	3	3
Pepper Pot Family Temporary Accommodation Unit 1 KHC	0	3	1	2	2	6	2	4	3	3	3	2
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	30	29	30	30
59 Colebrook Street	0	0	0	0	0	0	0	0	6	1	1	1
Housing First	0	0	0	0	0	0	0	2	2	3	0	0
Total supply	80	105	102	101	60	68	81	85	90	81	80	76
Deficit	-12	-26	-30	-39	-13	4	16	26	41	64	85	107

Appendix 2 – Option 4- Supporting Trinity to develop more bed spaces

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Carry over demand from previous quarter		-12	-26	-30	-39	-13	4	16	26	49	80	102
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0
Decant from Sussex street	0	0	0	0	0	0	0	0	3	3	3	4
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%
Demand in	89	111	122	118	90	101	105	104	113	114	110	110
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	105	104	101	98
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	131	153	181	200
Supply	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Total Demand in	68	79	72	62	47	72	97	111	131	153	181	200
Milford House	10	11	12	12	11	10	11	11	11	11	11	11
Gordon Watson	1	3	3	4	3	5	3	3	3	4	3	3
Westview	6	7	9	4	2	4	5	6	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	0	0	0	0
Westgate	1	0	1	0	1	0	1	0	1	0	1	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury	0	0	0	1	2	3	1	1	1	1	4	1
Trinity modular move-on	0	0	0	0	0	0	0	0	0	0	5	0
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3
Alleyne	0	0	0	1	0	0	0	0	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	2	2	2	2
Brittany House	0	5	2	2	2	1	2	2	2	2	2	2
Pepper Pot Family Temporary Accommodation Unit	0	3	1	2	2	6	2	4	2	2	2	2
1 KHC	0	0	0	0	0	0	1	0	1	1	1	1
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	30	29	30	30
59 Colebrook Street	0	0	0	0	0	0	0	0	6	0	0	0
Housing First	0	0	0	0	0	0	0	2	2	3	0	0
Total supply	80	105	102	101	60	68	81	85	82	73	79	69
Deficit	-12	-26	-30	-39	-13	4	16	26	49	80	102	131

Appendix 2 – Option 5- Revise sheltered accommodation allocation policy

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4	
Carry over demand from previous quarter			-12	-26	-30	-39	-13	4	16	26	38	58	77
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54	
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40	
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4	
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8	
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0	
Decant from Sussex street	0	0	0	0	0	0	0	0	3	3	3	4	
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%	
Demand in	89	111	122	118	90	101	105	104	113	114	110	110	
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	105	104	101	98	
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	131	142	159	175	
Supply	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4	
Total Demand in	68	79	72	62	47	72	97	111	131	142	159	175	
Milford House	10	11	12	12	11	10	11	11	11	11	11	11	
Gordon Watson	1	3	3	4	3	5	3	3	3	4	3	3	
Westview	6	7	9	4	2	4	5	6	0	0	0	0	
84-86 Sussex Street	1	1	4	3	2	3	2	2	0	0	0	0	
Westgate	1	0	1	0	1	0	1	0	1	0	1	0	
Quakers	0	1	2	0	1	1	1	2	0	1	1	0	
Emmas	0	0	0	0	0	0	0	0	0	0	0	0	
Bradbury	0	0	0	1	2	3	1	1	1	1	1	1	
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3	
Alleyne	0	0	0	1	0	0	0	0	1	1	1	1	
Lenthill Court	3	2	2	2	1	2	2	2	2	2	2	2	
Brittany House	0	5	2	2	2	1	2	2	2	2	2	2	
Pepper Pot Family Temporary Accommodation Unit	0	3	1	2	2	6	2	4	2	2	2	2	
1 KHC	0	0	0	0	0	0	1	0	1	1	1	1	
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3	
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6	
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4	
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	41	40	41	41	
59 Colebrook Street	0	0	0	0	0	0	0	0	6	0	0	0	
Housing First	0	0	0	0	0	0	0	2	2	3	0	0	
Total supply	80	105	102	101	60	68	81	85	93	84	82	80	
Deficit	-12	-26	-30	-39	-13	4	16	26	38	58	77	95	

Appendix 2 – Option 6- Eastacre

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4
Carry over demand from previous quarter		-12	-26	-30	-39	-13	4	16	26	45	76	106
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	26	36	39	36	36	39	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0
Decant from Sussex street	0	0	0	0	0	0	0	0	3	3	3	4
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%
Demand in	89	111	122	118	90	101	105	104	113	114	110	110
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	105	104	101	98
Total Demand (including carry over from previous quarter)	68	79	72	62	47	72	97	111	131	149	177	204
Supply												
Total Demand in	68	79	72	62	47	72	97	111	131	149	177	204
Milford House	10	11	12	12	11	10	11	11	11	11	11	11
Gordon Watson	1	3	3	4	3	5	3	3	3	4	3	3
Westview	6	7	9	4	2	4	5	6	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	0	0	0	0
Westgate	1	0	1	0	1	0	1	0	1	0	1	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury view (Trinity)	0	0	0	1	2	3	1	1	1	1	1	1
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3
Alleyne (Trinity)	0	0	0	1	0	0	0	0	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	2	2	2	2
Brittany House	0	5	2	2	2	1	2	2	2	2	2	2
Pepper Pot Family Temporary Accommodation Units	0	3	1	2	2	6	2	4	2	2	2	2
1 KHC	0	0	0	0	0	0	1	0	1	1	1	1
Eastacre	0	0	0	0	0	0	0	0	4	0	0	4
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	30	29	30	30
59 Colebrook Street	0	0	0	0	0	0	0	0	6	0	0	0
Housing First	0	0	0	0	0	0	0	2	2	3	0	0
Total supply	80	105	102	101	60	68	81	85	86	73	71	73
Deficit	-12	-26	-30	-39	-13	4	16	26	45	76	106	131

Appendix 2 – Total of all options (2-6)

Demand	22/23 Q1	22/23 Q2	22/23 Q3	22/23 Q4	23/24 Q1	23/24 Q2	23/24 Q3	23/24 Q4	24/25 Q1	24/25 Q2	24/25 Q3	24/25 Q4	
Carry over demand from previous quarter			-12	-26	-30	-39	-13	4	16	26	20	27	23
Single/couples homeless or at risk of homelessness	55	63	64	58	52	59	57	56	54	53	54	54	54
Households with children homeless or at risk of homelessness	13	28	34	34	34	34	36	39	36	36	36	39	40
Households no longer requiring our assistance	10	9	18	12	3	5	5	3	2	4	2	4	4
Remained in existing accommodation	11	11	6	14	1	11	7	6	6	6	7	8	8
Decant from Westview	0	0	0	0	0	0	0	0	12	12	5	0	0
Decant from Sussex street	0	0	0	0	0	0	0	0	0	0	0	0	0
total % with support needs	60%	61%	52%	54%	74%	67%	69%	71%	77%	82%	81%	83%	
Demand in	89	111	122	118	90	101	105	104	110	111	107	106	
Net Demand (-no longer req & remained)	68	91	98	92	86	85	93	95	102	101	98	94	
Total Demand (including carry over from previous	68	79	72	62	47	72	97	111	128	121	125	117	
Supply													
Total Demand in	68	79	72	62	47	72	97	111	128	121	125	117	
Milford House	10	11	12	12	11	10	11	11	14	14	14	14	14
Gordon Watson	1	3	3	4	3	5	3	3	4	5	4	4	4
Westview	6	7	9	4	2	4	5	6	0	0	0	0	0
84-86 Sussex Street	1	1	4	3	2	3	2	2	3	2	3	2	2
Westgate	1	0	1	0	1	0	1	0	1	0	1	0	0
Quakers	0	1	2	0	1	1	1	2	0	1	1	1	0
Emmaus	0	0	0	0	0	0	0	0	0	0	0	0	0
Bradbury view (Trinity)	0	0	0	1	2	3	1	1	1	1	4	1	1
Trinity modular move-on	0	0	0	0	0	0	0	0	0	0	5	0	0
The Beacon	2	4	2	4	1	3	3	3	3	3	3	3	3
Alleyne (Trinity)	0	0	0	1	0	0	0	0	1	1	1	1	1
Lenthill Court	3	2	2	2	1	2	2	2	3	3	3	3	3
Brittany House	0	5	2	2	2	1	2	2	3	3	3	3	3
Pepper Pot Family Temporary Accommodation Units	0	3	1	2	2	6	2	4	3	3	3	2	2
1 KHC	0	0	0	0	0	0	1	0	2	1	2	1	1
Eastacre	0	0	0	0	0	0	0	0	4	0	0	4	4
Rematching (HFU)	2	7	18	21	2	3	3	3	3	3	3	3	3
PRS (with financial assistance)	7	6	6	8	3	6	6	6	6	6	6	6	6
PRS (without financial assistance)	10	11	13	4	6	4	8	8	8	4	4	4	4
HHC (allocated social housing direct from approach)	37	44	27	33	21	17	30	30	41	40	41	41	41
59 Colebrook Street	0	0	0	0	0	0	0	0	6	1	1	1	1
Housing First	0	0	0	0	0	0	0	2	2	3	0	0	0
Total supply	80	105	102	101	60	68	81	85	108	94	102	93	
Deficit	-12	-26	-30	-39	-13	4	16	26	20	27	23	24	

Appendix 3 – List of current TA available in the District of Winchester

Accommodation	No of bed spaces provided
Milford House (WCC Temporary Accommodation)	20
Gordon Watson House (WCC Temporary Accommodation)	14
West View House (A2Dominion)	29
84-86 Sussex Street (Two Saints)	13
Westgate Place (A2Dominion – part of HCC young persons' provision)	2
Quakers	7
Emmaus	30
Bradbury View (Trinity)	12
The Beacon	10
Alleyne House (Trinity)	7
Lent Hill Court (WCC Temporary Accommodation)	9
Brittany House (WCC Temporary Accommodation)	6
Pepper pot Temporary Accommodation units (WCC Temporary Accommodation)	20
1 King Harold Court (WCC Temporary Accommodation)	3
59 Colebrook Street (WCC Temporary Accommodation)	6