

Local Authority Housing Fund (LAHF) & Homes for Ukraine (HfU) Update



Public Health and Housing Options

Homes PDG presentation - 11th June 2024



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Homes For Ukraine Update

- The scheme has been running since March 2022.
- The number of new arrivals has slowed down.
- Currently there are 69 guests in 41 host placements in Mid Devon.
- The Government have extended the hosting scheme to 3 years.
- Support for guests is provided by the Housing Options team. CHAT were assisting up until the end of March 2024.
- To date 40 Guest Grants paid to cover deposit and rent in advance where households are moving from host placements, or one of the temporary properties, to PRS accommodation. Furniture grants also available to help set up their first settled home in the UK.



Local Authority Housing Fund (LAHF)



The fund was introduced by DLUHC to help alleviate homelessness as a result of the Homes for Ukraine Scheme.

Funding is made up of two elements, across two years; 2022/23 and 2023/24.

Main element: £1,122,000 for 9 family homes (2-3 beds)

- Funding equates to 40% of the mean property value - average £82,000 grant per property – to be used to cover capital costs.
- Additional £20,000 per property towards renovation costs.
- Properties to be used for Ukrainian guests leaving a hosting arrangement, unable to access the PRS or in unsustainable temporary accommodation.

Bridging element: £205,608 for 1 large (4+ bed) home

- Funding equates to 50% of the mean property value - average £185,608 grant per property – to be used to cover capital costs.
- Additional £20,000 per property towards renovation costs.
- The Strategic Migration Partnership (SMP) will allocate the home to an Afghan family currently residing in Home Office bridging accommodation.

LAHF - Overview

- The properties purchased under this project are designed to provide ***additional*** housing outside of the Housing Revenue Account.
- They are for emergency use by those in the UK under Homes for Ukraine to prevent the cohort going into hotel placements.
- This ring-fenced accommodation allows the council to *prevent* homelessness – usually occupants of temporary or emergency accommodation would be approaching the Council as homeless.
- Access to the new properties is on a temporary basis. Where a family is moved into the accommodation they will continue to be assisted to find long term private rented housing, or another host placement as soon as possible, enabling the temporary accommodation to be available for the next household in need.
- The properties are a long term asset for the Council and will eventually be used as general temporary accommodation.

LAHF - MDDC Approach

- Aim to bring empty properties back into use by purchasing from the open market or by direct contact with empty home owners at fair market price.
- Main town locations selected for access to amenities and transport links.
- Focus on ex-council homes or those in an area close to MDH stock for ease of management by Housing Options Team/Repairs Team.
- Prevent empty homes from causing nuisance to neighbouring properties.
- Bring properties in a poor condition up to a decent homes standard:
 - Condition and safety - rewiring, asbestos removal, general repairs
 - Energy efficiency - new central heating systems and insulation
 - Update facilities - kitchen and bathroom replacements.
- Ensure properties provide a long term, sustainable option.



Delivery milestones

25th January 2023 Proposal submitted to DLUHC

07 March 2023 Cabinet approval

20th March 2023 First two purchases agreed

June 2023 First property occupied

27th March 2024 Last purchase completed (10 properties in total)



Property 1

- Tiverton, close to the local school.
- 2 double bedrooms
- Dual aspect living room with potential to form 3rd bedroom if required.
- Inefficient electric storage heating was upgraded to high efficiency Quantum storage heaters.
- The property needed a new electric consumer unit but later we discovered a full rewire was needed.



Property 2

- Silverton; great location to commute to Exeter or Tiverton for work.
- Leasehold flat where MDDC already own the freehold of the block.
- 2 bedroom ground floor flat providing accommodation on one level with a walk in shower.
- Only decoration and new carpets were required.
- The first family to occupy this flat have already moved on to settled accommodation and another family are due to move in soon.



Property 3

- Tiverton – local school and shop nearby.
- This property had two large bedrooms and a bathroom upstairs with an additional bedroom and bathroom extension on the ground floor. The large bedroom was split into two creating a 4 bedroom, 2 bathroom property – ideal to meet the bridging element of the funding.
- Remaining work – new kitchen & bathrooms, rotten floor repairs, flat roof replacement.
- The Strategic Migration Partnership are very happy that this will make a lovely home for one of their families when completed in the summer.





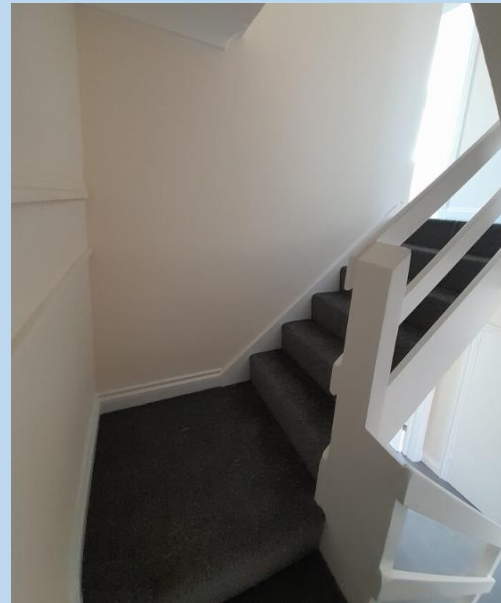
Property 4

- Tiverton - Central location within walking distance of amenities.
- A generous two bedroom maisonette situated above Council owned shops within a terrace of other HRA properties.
- Very minor works were required and the property was occupied quickly.



Property 5

- A large well proportioned property which had been formerly used as a private house in multiple occupation(HMO).
- The landlord decided to give up management of the property and we negotiated its purchase.
- The internal areas and garden were in need of refurbishment.
- Once works began we discovered the condition of the bathroom floor in particular was worse than expected.
- The property now provides flexible accommodation of 3 to 4 bedrooms and could accommodate a large family, or in the future has potential to be returned to use as a HMO.





Property 6

- A good size 3 bedroom house with the benefit of off road parking at the front.
- A new central heating system was needed but the plumber exposed undersize 5mm gas pipes under the floorboards... and some very suspect solder!
- This work then disturbed the flooring which needed to be renewed.
- The property was completely redecorated.
- The rear garden decking was very slippery so this was replaced with a new patio. Upon removing the decking a blocked drain was discovered and a new drain gully is needed.
- Fencing was added to protect the drop from the grass onto the patio.



Property 7

- A large three bedroom home in Cullompton within walking distance of the school and town.
- A new front door was fitted to replace the original.
- Some other works to bring the property up to a safe standard will be completed along with general decoration and we hope to have this property ready for occupation by the end of the summer.



Property 8

- Tiverton
- A terraced property with two double bedrooms and off road parking. As the bedrooms are large this can accommodate a family of 4 or 5.
- Repairs to the front porch and fascia are needed as well as a new rear gate and some fencing.
- Inside we have only needed to replace the bannister but this has led to the landing carpet also needing some repair.
- This property should be ready for occupants at the end of July.



Property 9

- Cullompton - another large family property.
- This property had been empty for a while needing repair and modernisation throughout, which has begun.
- There are three large bedrooms, a large living room and a kitchen/diner with a utility area.
- The renovations are more extensive and will take a bit longer, so we expect to have this ready for occupation during September.



Property 10

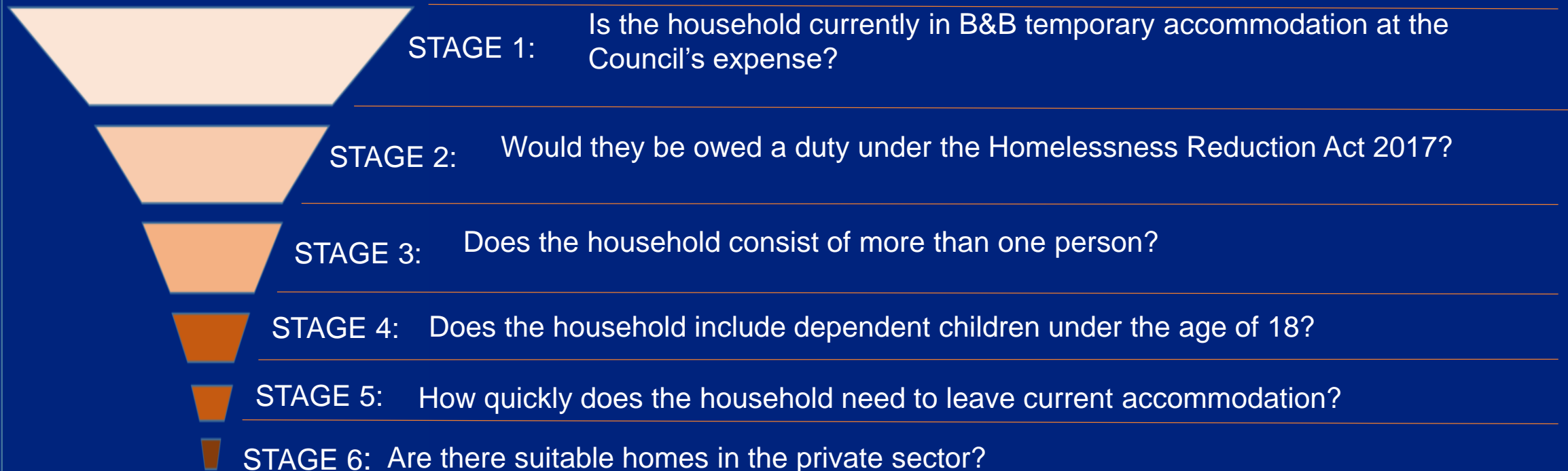
- Tiverton
- A good size three bedroom home.
- New carpets have been fitted.
- The kitchen is being redesigned to make better use of the space and provide a dining area.
- We expect to have this ready for occupation during September.



Allocations Process

Housing Options officers will carry out a complete housing assessment and provide a Personal Housing Plan for the household. Whilst the family are in one of the temporary homes we will work with them, signposting to employment opportunities and assisting them to secure settled accommodation.

Where multiple Ukrainian households approach the service at the same time, the officers will consider several factors when allocating these properties:



Case Study – The ‘S’ Family

- Mr and Mrs S and their two school age children are a Ukrainian family who arrived in the UK in January 2023.
- The family were hosted for 6 months under the HfU scheme, but the arrangement sadly ended through no fault of the family, as the host became ill and unable to continue hosting.
- In July 2023 the family moved into the first property purchased under this scheme – a two bedroom house which we had rewired, updated and re carpeted.
- The children were able to stay in the same school.
- Officers assisted the family to claim housing benefit, council tax relief and engage with utility providers.
- The security of having a home gave confidence to begin looking for employment. Both Mr and Mrs S secured employment within a short period of time.
- As a result of our assistance the family have now secured their own housing in the private sector and have expressed their gratitude for all our help and assistance.
- This property is now available for the next family in need.



LAHF - ROUND 3

- We have received an initial indication from DLUHC that a funding allocation of £282,000 will be available to provide two new family homes.
- The round 3 funding grant is also made up of two elements, across two years; 2024/25 and 2025/26, and is to provide general temp accommodation as well as resettlement accommodation.
- The aim is to purchase temporary accommodation for families owed a homeless duty and to provide a home for those under the Afghan resettlement scheme.
- Due to the election DLUHC have issued a statement to say there is a delay with the programme and they are applying additional considerations. This means we are yet to be allocated this funding.

The next steps

- Three of the properties within this project are currently occupied.
- Three are having kitchens and bathrooms replaced.
- The remainder are in the finishing stages and due to be ready for occupation in the next couple of months
- LAHF 3 – awaiting news from DLUHC and the MOU.
- We are already investigating new projects ready for the release of this funding.

Questions?

Thank
You!

Who to contact?

Please send all temporary accommodation enquiries to: ta@middevon.gov.uk

Housing Options enquiries to: homeless@middevon.gov.uk



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